

FOR LEASE



## SUNRISE SPRINGS

- › PRIME FOOTHILLS OFFICE SPACE LOCATED AT THE SOUTHWEST CORNER OF SWAN AND SUNRISE
- › UP TO 5,712 SF OF PROMINENT GROUND FLOOR SPACE FRONTING SUNRISE DR.
- › SUNRISE DRIVE TRAFFIC COUNTS OF 44,557 VEHICLES PER DAY (2019)
- › PROMINENT SIGNAGE
- › CONTACT AGENTS FOR PRICING

For more information, please contact exclusive listing agents:

### Romano Real Estate Corporation

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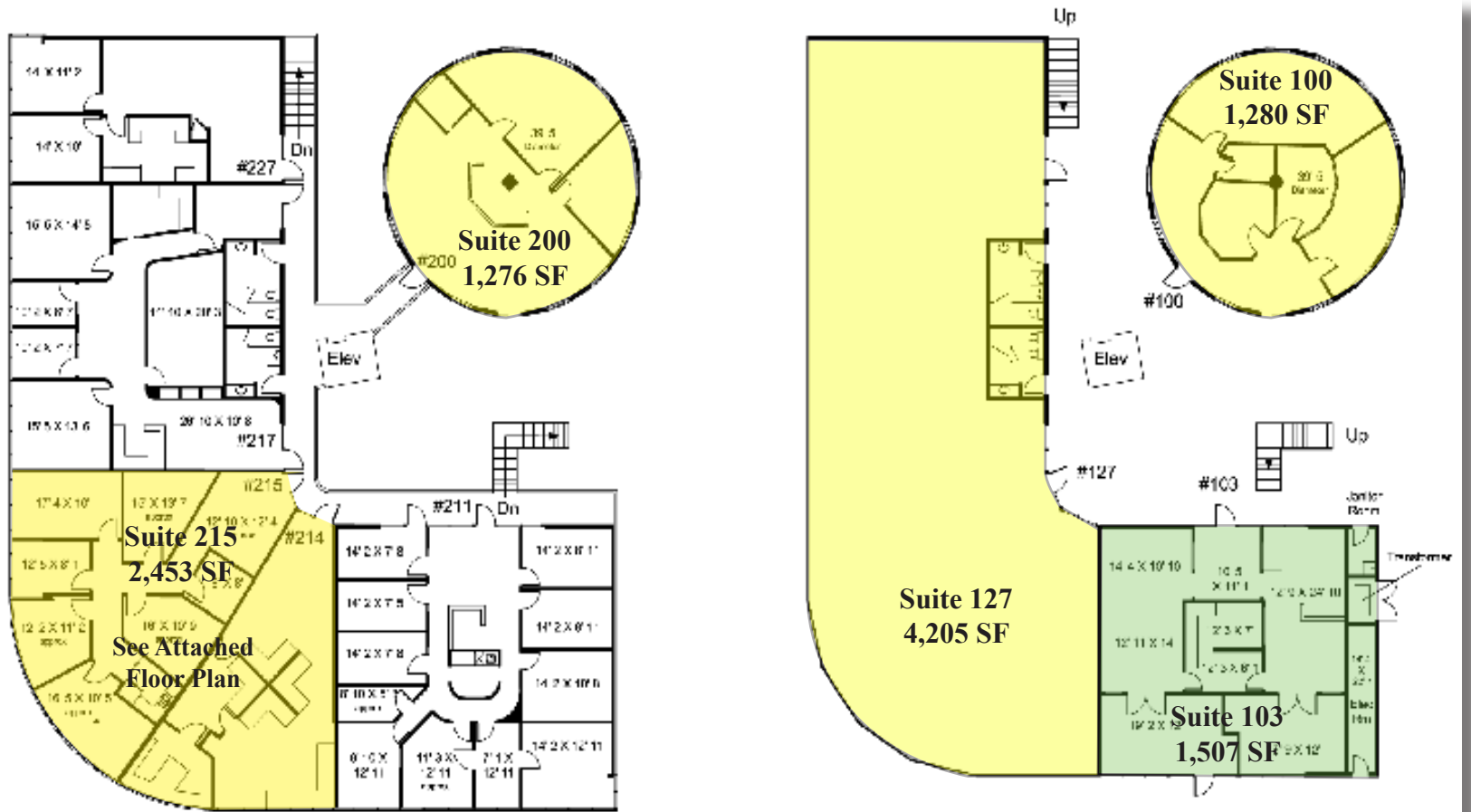


# SITE PLAN

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 - Available

 - Can only be rented in conjunction with suite 127

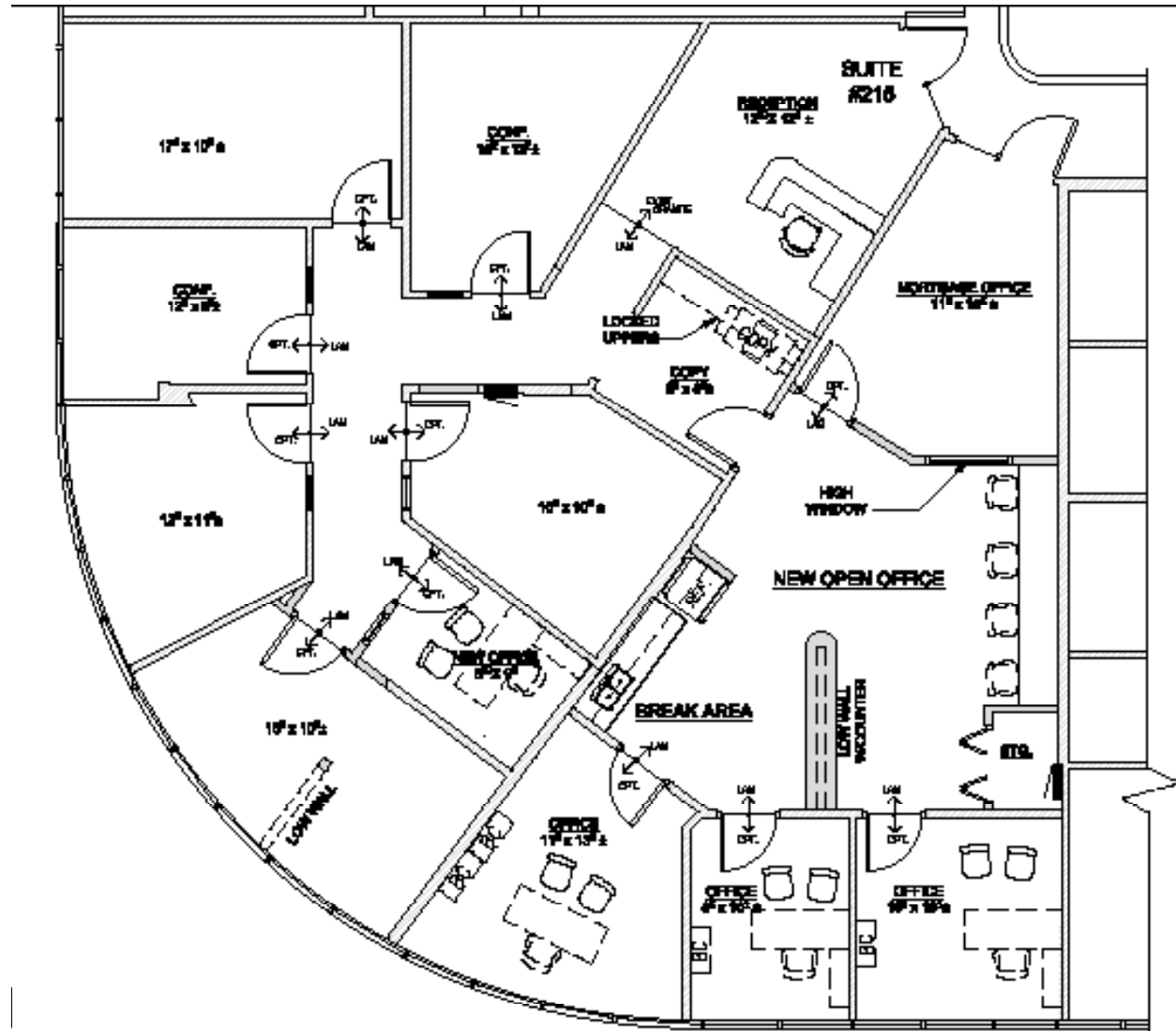


|         | Population | Average Household Income |
|---------|------------|--------------------------|
| 1 Mile  | 6,002      | \$100,704                |
| 3 Miles | 32,600     | \$118,200                |
| 5 Miles | 139,900    | \$80,500                 |

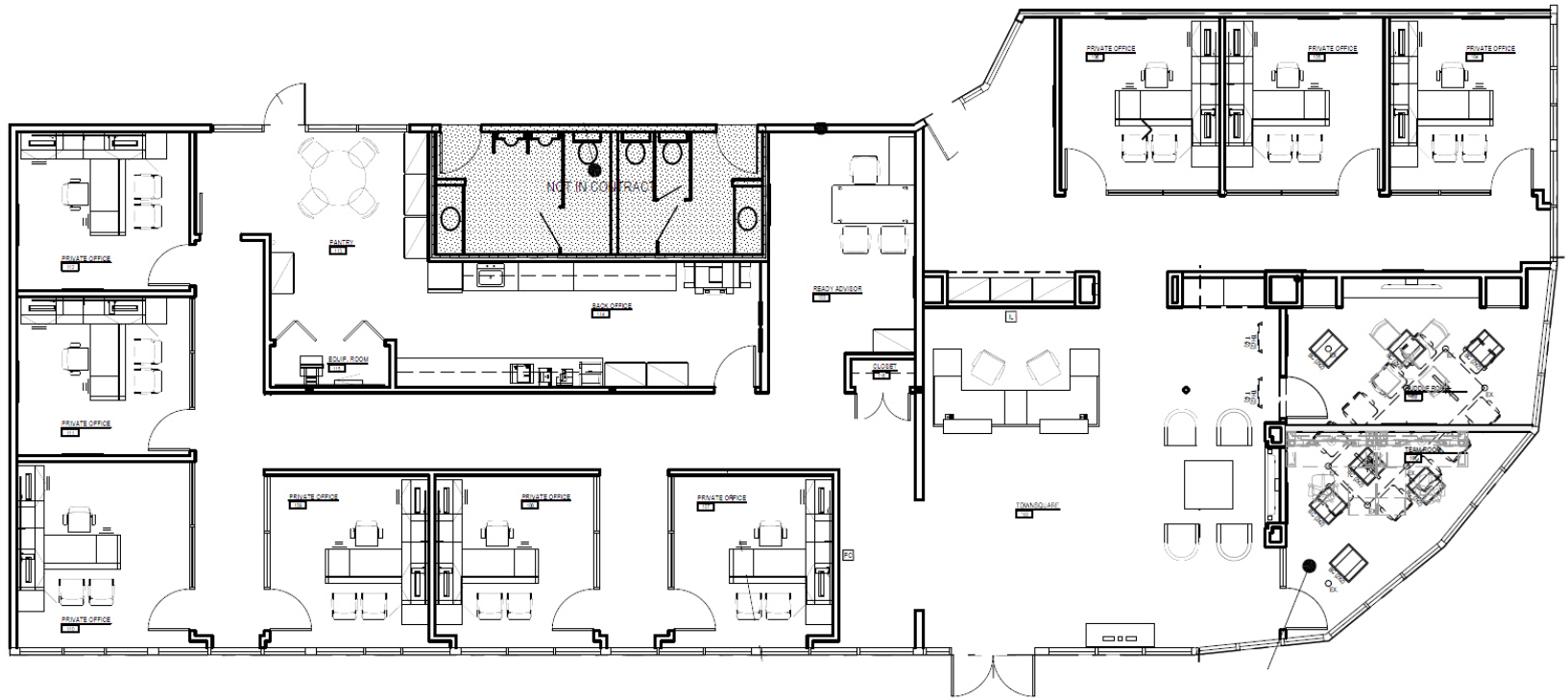
# FLOOR PLAN

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Suite 215  
2,453 SF Available



Suite 127  
4,205 SF Available



PHOTOS

