

OVERVIEW

The subject property consists of a two-story, masonry, mixed-use retail/office building with a full basement. The property was constructed in 1937 and contains approximately 8,616 +/- square feet of retail space on the first floor and contains approximately 7,680 +/- square feet of finished office space on the second floor for a total of approximately 16,296 +/- square feet of gross building area.

The first floor consists of (3) retail tenants. Spot Coffee, Jim 's Steak Out and The Vintage Room. The second floor consists of a common hallway, several individual offices, and (2) common non-handicap accessible lavatories. The second-floor stairways and common area contain the original terrazzo flooring and atrium/skylights. The individual offices are small and vary in size and (3) of the tenants occupy (2) or more suites. Spot Coffee occupies an office suite consisting of (5) spaces and has the prime corner view. Currently the second floor is configured for (6) tenants including the landlord. The second-floor offices and common area are in overall average condition.

The subject property also contains a leased billboard sign which is affixed to the roof and is leased to Lamar Advertising.