



## TURN-KEY OFFICE SUITE **FOR LEASE**

This turn-key suite is for sale or for lease. Confidential listing. Please keep this listing and information confidential. Turn key suite office suite of 3,073 SF. This 2nd floor suite is designed as medical office, but it can be used for many uses. The lease rate is \$20 NNN with OPEX at \$9.78 psf, the total rent is approximately \$7,626/month. It is also for sale at \$750,000. Underground parking included. The Landlord has the right to approve any subtenant.

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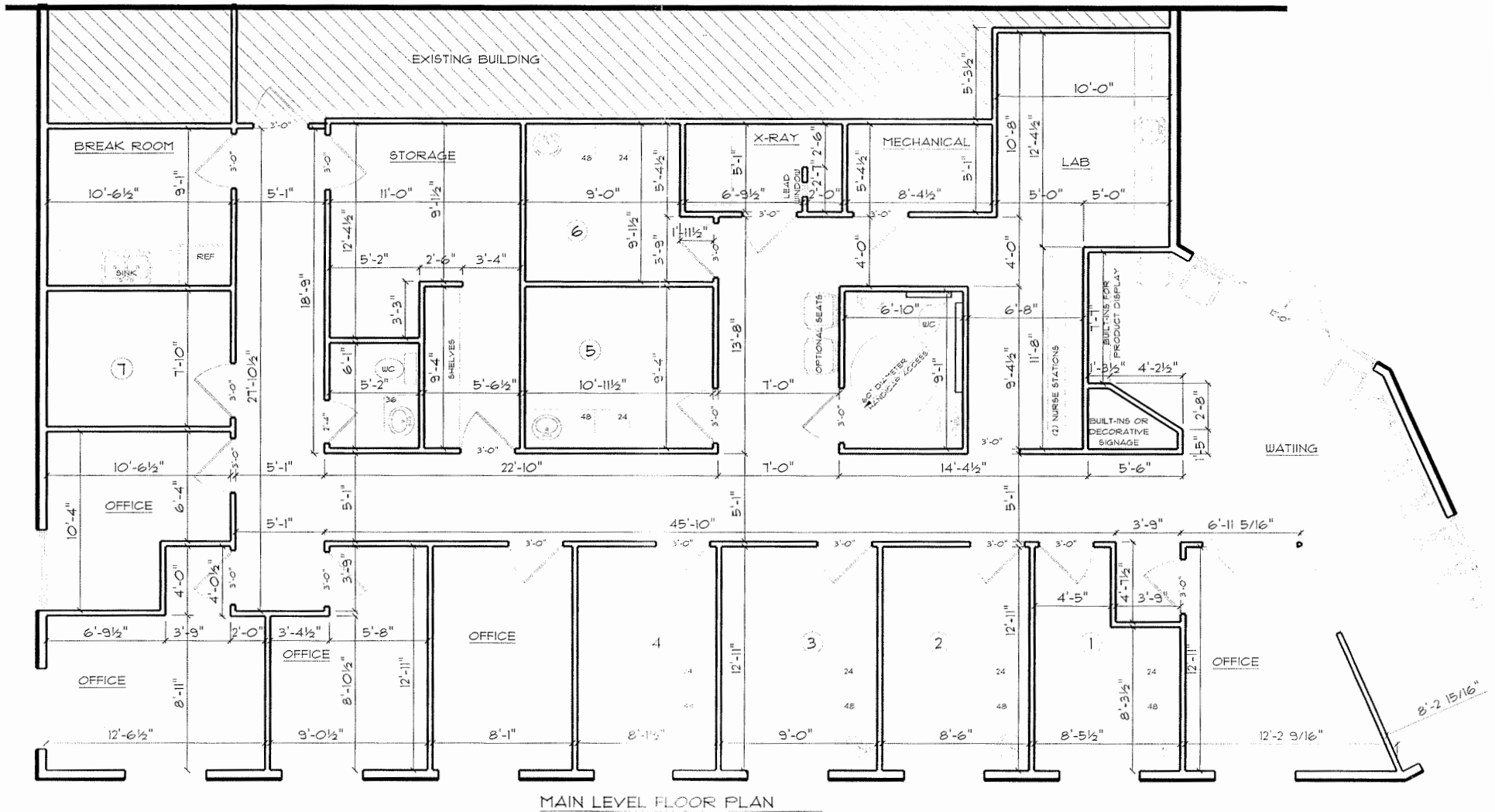
## LOCATION OVERVIEW

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**NOTES**

- WALL HEIGHTS TO MATCH EXISTING
- ALL DIMENSIONS ARE FRAME TO FRAME.
- INTERIOR WALLS ARE 2x4'S AT 16" O.C.

VERIFY ALL  
DIMENSIONS AT SITE

