



FOR LEASE

4206 Clock Tower Ave

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Property Overview

Property Type	Professional/Medical Office
Total Building Size	4,992 SF
To Be Available	Min Contiguous Space - 494 SF Max Contiguous Space - 4,992 SF
Parking	Ample
Lease Type	NNN (Est. \$6.00 PSF)
Property Access	Contact Agent

AVAILABLE SPACES	SIZE	LEASE RATE
Suite 101	2,000 SF	\$3,995/mo
Suite 102	969 SF	\$2,495/mo
Suite 103	1,030 SF	\$2,495/mo
Suite 104	494 SF	\$1,495/mo
Suite 105	499 SF	\$1,495/mo

HIGHLIGHTS

Brand New Construction in premier office hub!

- Ideal for medical or professional office users
- Located in the Clock Tower Professional Park
- Floorplans engineered to accomodate private patient exam rooms
- Building can be demised into multiple configurations
- Pricing to align with rates below
- Planned delivery for Spring 2027



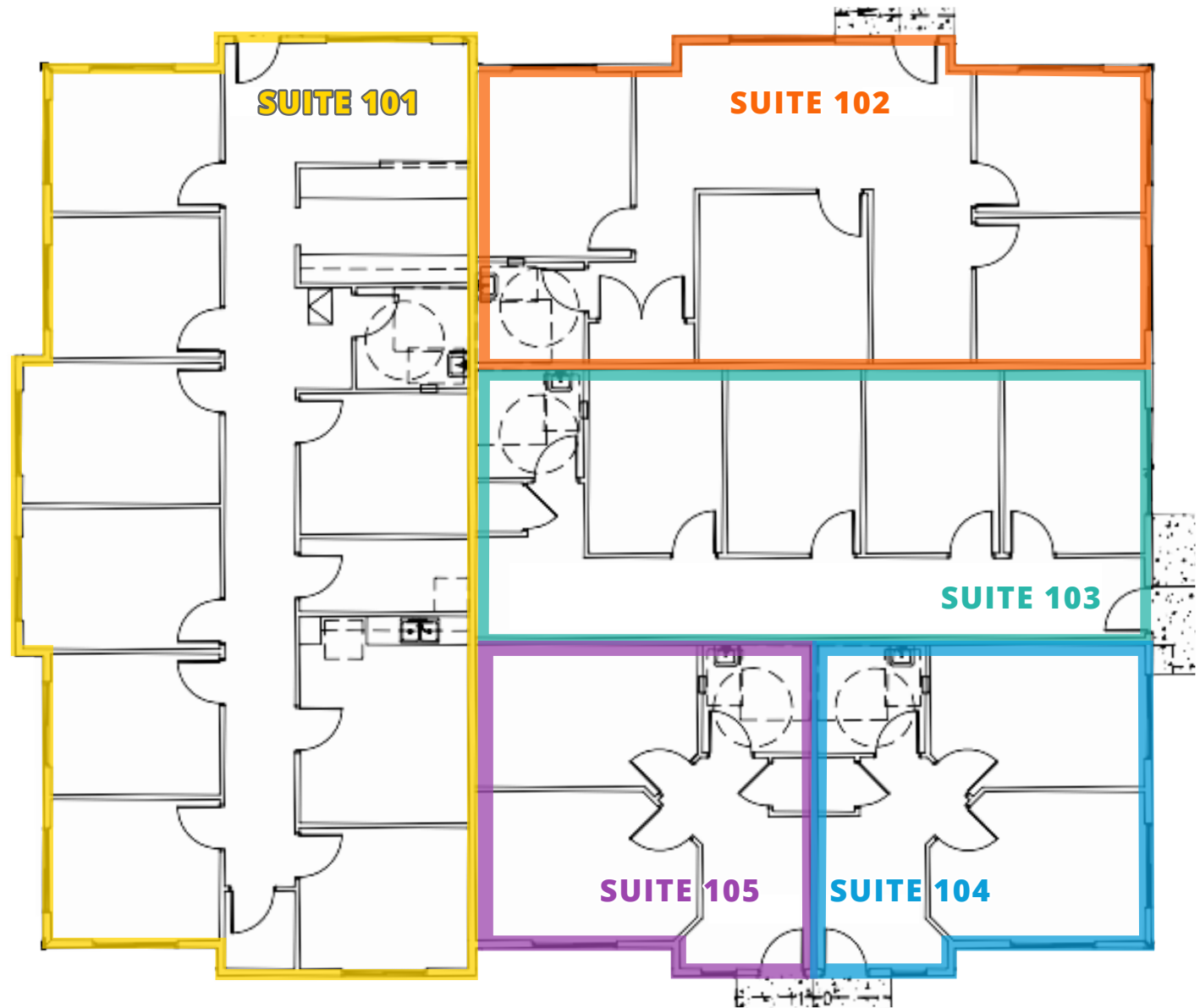
Future Floor Plan

Planned delivery Spring 2027

Building can be demised into multiple configurations.

Min Contiguous Space - 494 SF

Max Contiguous Space - 4,992 SF



Property



Ustick Rd

S Montana Ave

Clock Tower Ave

Indian Springs St



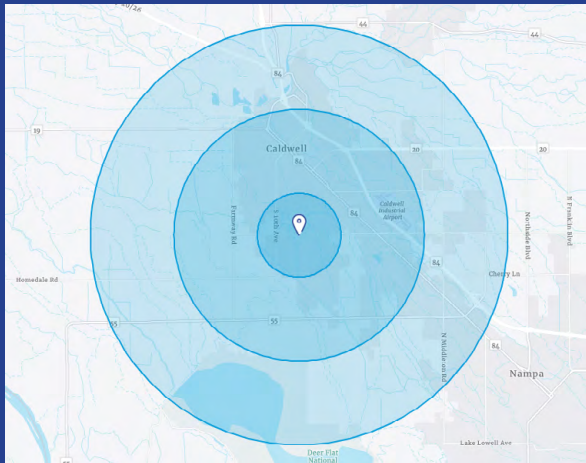
Google Map



Street View

Location

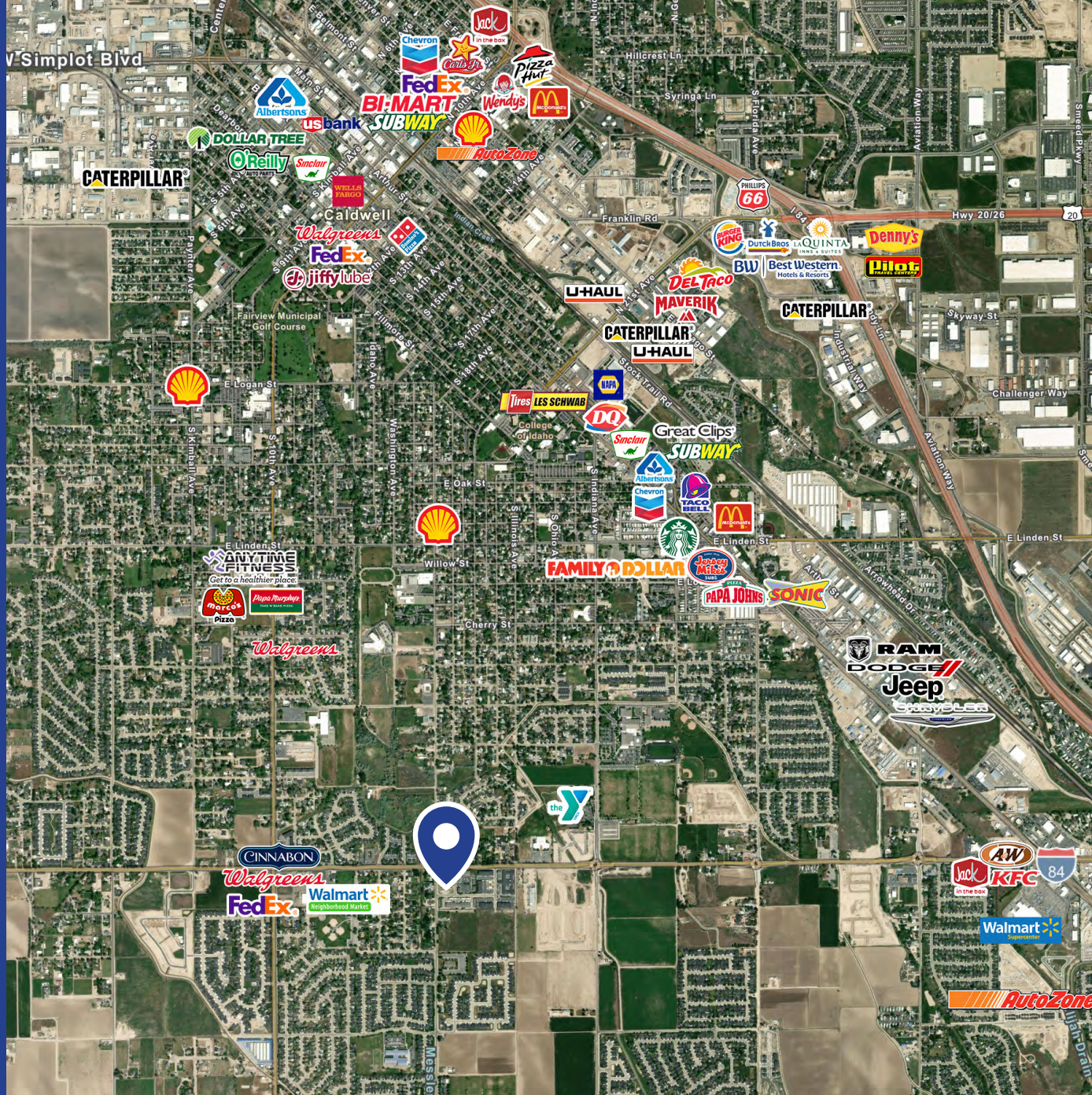
Demographics



	1 Mile	3 Miles	5 Miles
Population	11,301	61,556	102,478
Households	3,639	20,515	34,546
Avg. Household Income	\$85,691	\$96,222	\$100,981

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