



### Summary

Suite 204: 2,273 SF  
 Lease Rate: \$37/SF NNN  
 NNN: \$9.75/SF

### Property Highlights

- Locate yourself above popular restaurants Evelyn Rose and Le Bistro on Church Street
- Perfect for health/wellness use, med spa or high-end office or fitness uses
- Built out currently with a combination of open space, 2 offices, restroom & multiple glassed-in service rooms
- High modern exposed ceiling with front and back doors
- Great center of town location with signage and good visibility
- Elevator access from structured parking garage

### Demographics

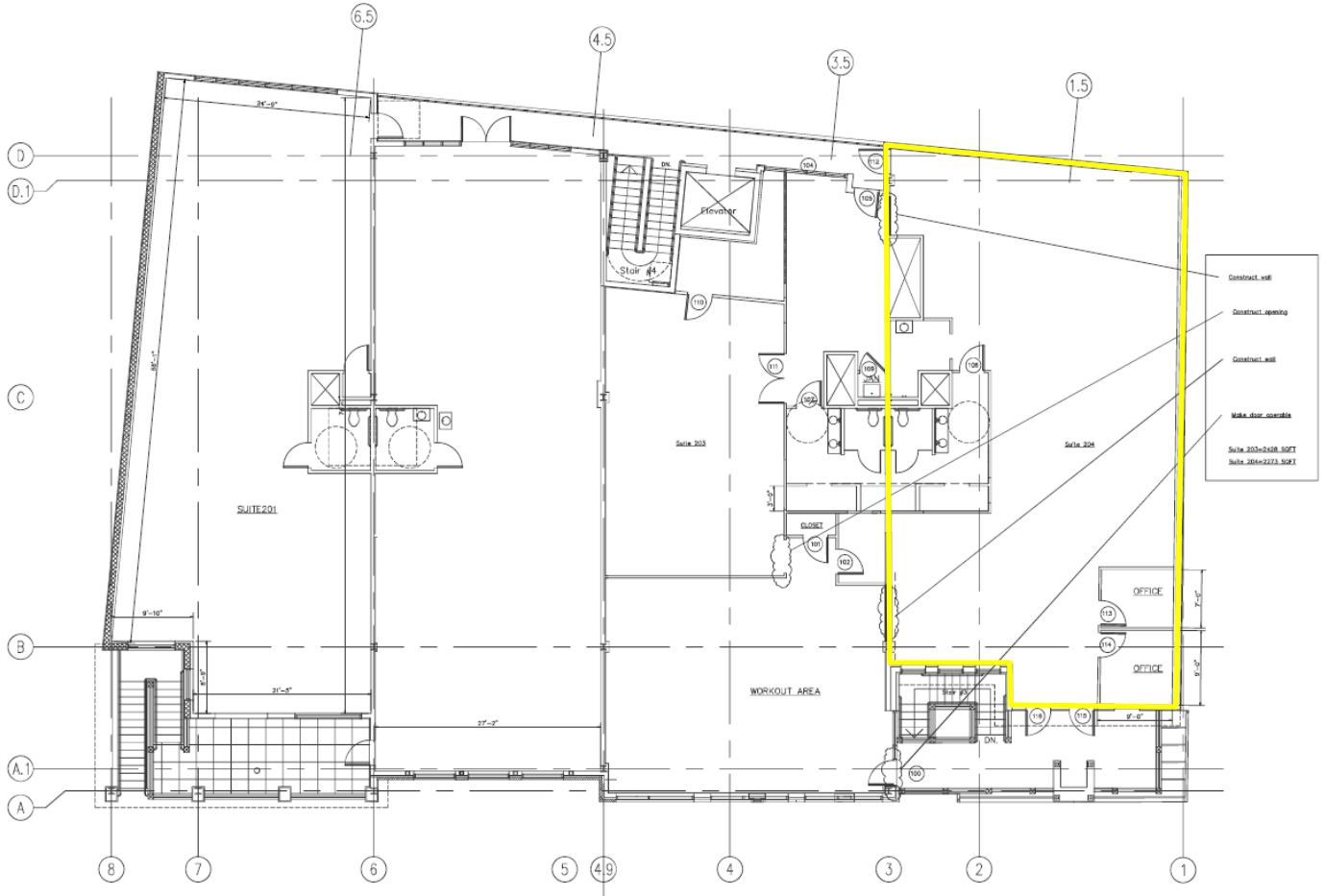
	2 Mile	5 Miles	10 Miles
Total Households:	15,696	99,150	427,682
Total Population:	45,614	264,609	1,148,701
Average HH Income:	\$204,903	\$175,889	\$165,263

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

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Floor Plan

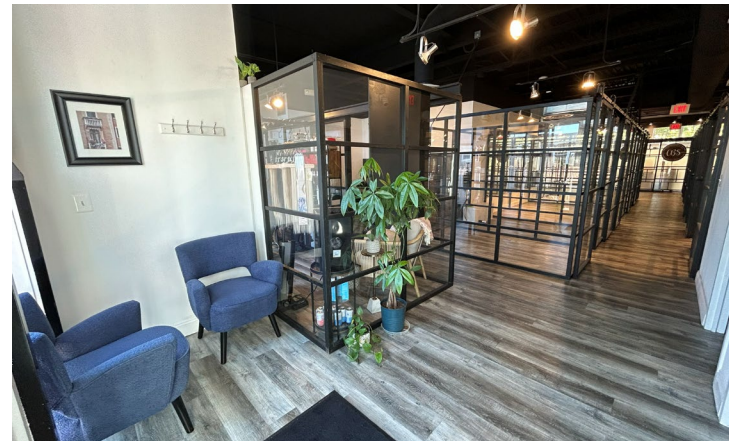
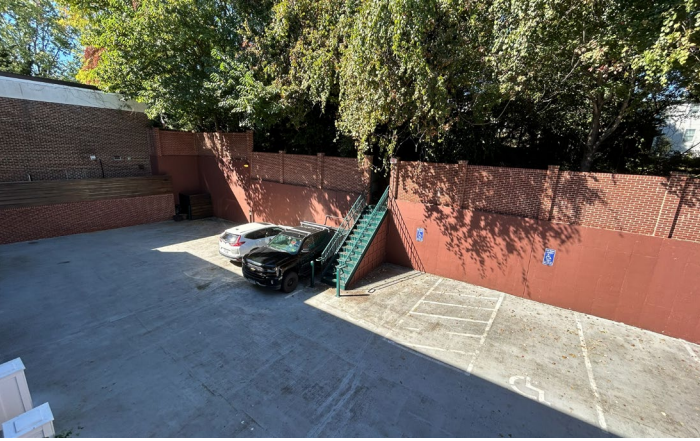


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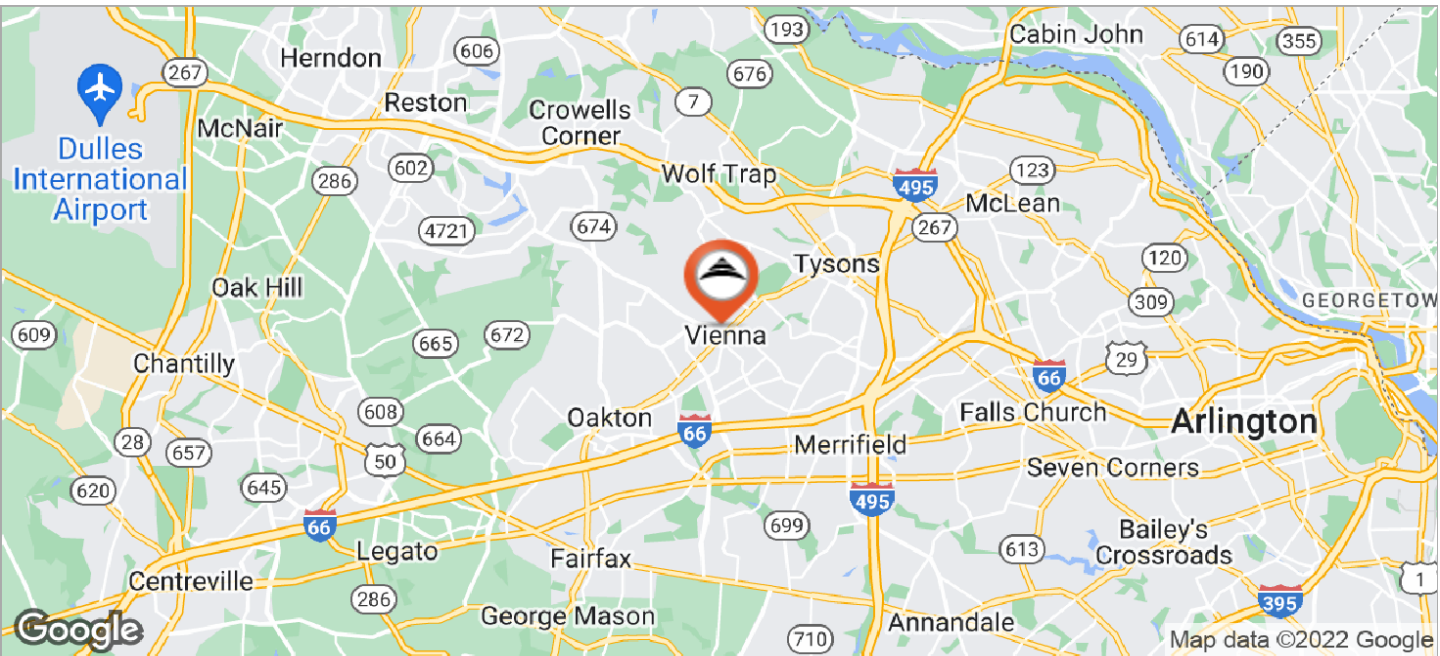
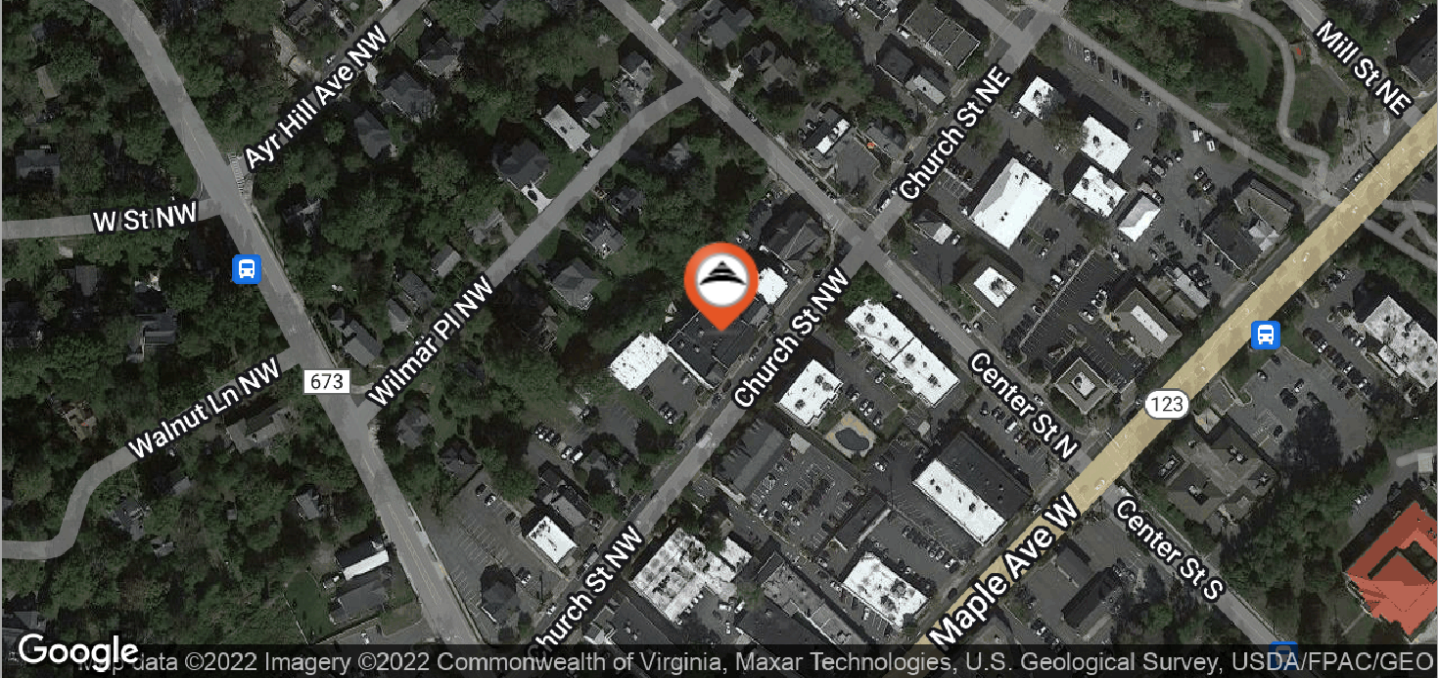
Photos



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Maps



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