



## BUILDING

- 23,000 Square Foot Two Story, Medical/ Office Building In the Heart of Warren
- Ownership and property manager on site.
- Electronic lobby display, each tenant is provided with their own slide played throughout the day.
- 24/7 Security and Access
- Parking: On Site Parking
- Occupancy: Immediate

## AMENITIES

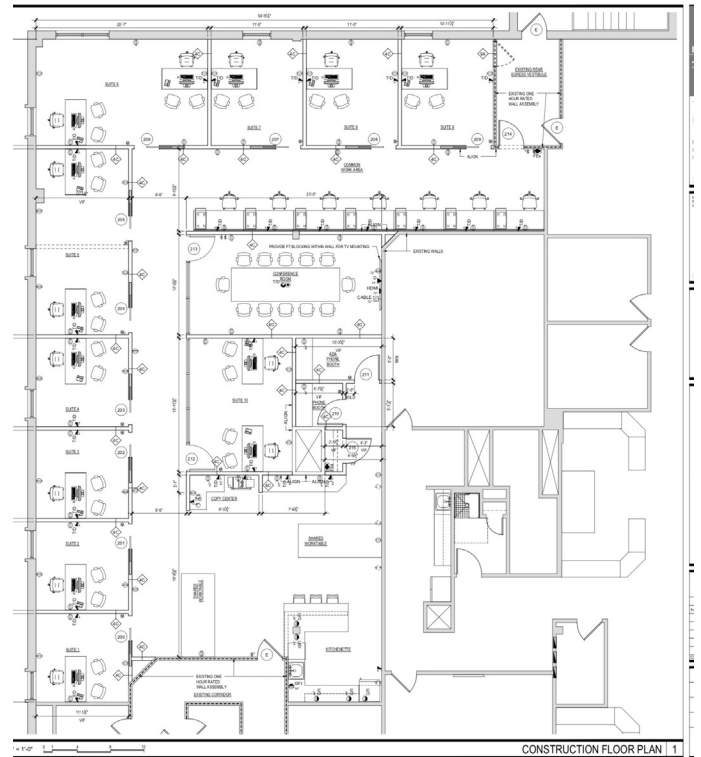
- Premium Coffee Machine - Makes anything from espressos to latte's
- Full Kitchen
- Snacks and Fresh Fruit Daily
- Free copier/ scanner and paid printing
- Private phone booths
- Common Living Room Space
- Shared Conference Room



## LOCATION

- Walking distance to Warren's amenities and neighborhood retail including ACME, Starbucks, and Kings Supermarket.
- Convenient to Major Highways including route 22, 78, and 287
- Great visibility





## OFFICE BREAKDOWN

SUITES	DESCRIPTION	SF	AMOUNT OF UNITS	MONTHLY RENT	PERSON LIMIT
Suite 1, 2, and 4	10.58 x 11.08 with one window and one desk	91.60	3	\$800.00	2.00
Suite 3	10.58 x 11.08 with no window and one desk	91.60	1	\$750.00	2.00
Suite 5	21.58 x 11.08 with one window and two desk	239.11	1	\$1,550.00	4.00
Suite 6	20.58 x 13.42 with two window and two desk	270.55	1	\$1,700.00	4.00
Suite 7 and 9	11 x 12 with one window each and one desk	132.00	2	\$900.00	3.00
Suite 8	11 x 12 with no window and one desk	132.00	1	\$850.00	3.00
Suite 10	13 x 15 with no window (SF Guess) and two desk	195	1	\$1,150.00	3.00
Guaranteed Spaces	Each user gets a committed desk with file cabinet next to the desk.	0.00	6	\$400.00	6.00
Co Working Space	Open seating, first come for serve.	0	10	\$250.00	10.00
				<b>TOTAL</b>	<b>37.00</b>