

SUBLEASE AVAILABLE



FOR MORE INFORMATION

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Executive Summary



PROPERTY SUMMARY

Available SF:	829 SF
Lease Rate:	\$23.49 SF/yr (Full Service)
Building Size:	28,765 SF
Building Class:	B
Property Website:	View

PROPERTY OVERVIEW

2 large offices, restroom and waiting area.
Sublease through February 29, 2026.

PROPERTY HIGHLIGHTS

- Modern and professional space
- Located within the 87-acre Plaza del Rio Medical Campus
- Beautiful shaded courtyard
- Easy access to major transportation routes
- Convenient amenities nearby
- Ideal for a wide range of businesses



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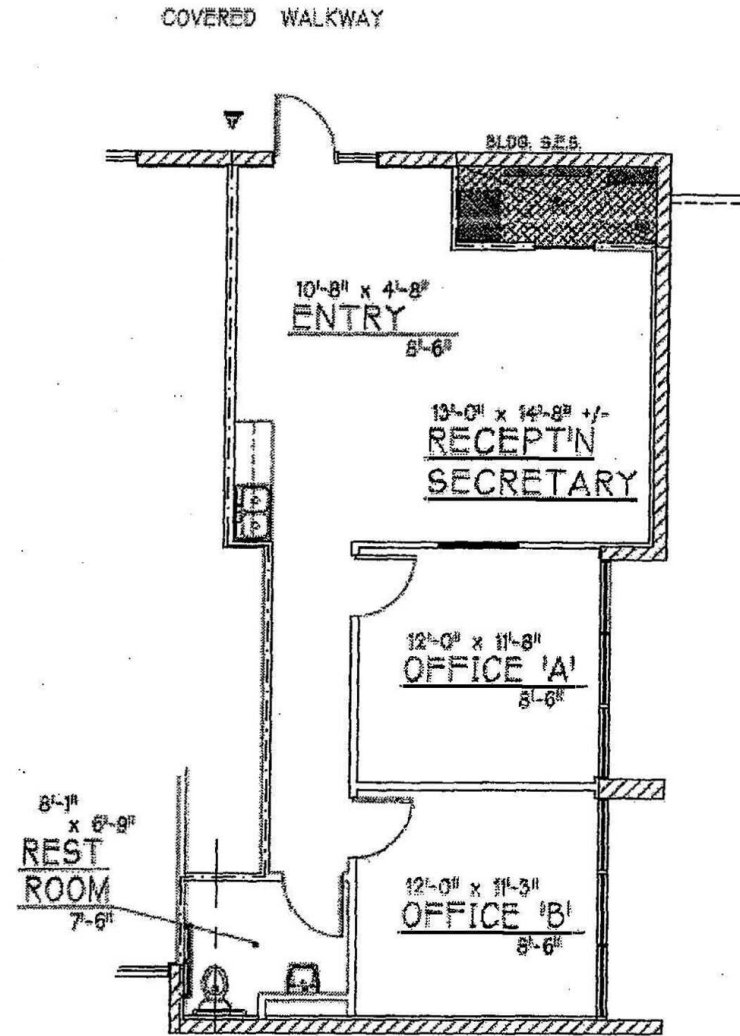


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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 106	Available	829 SF	Full Service	\$23.49 SF/yr



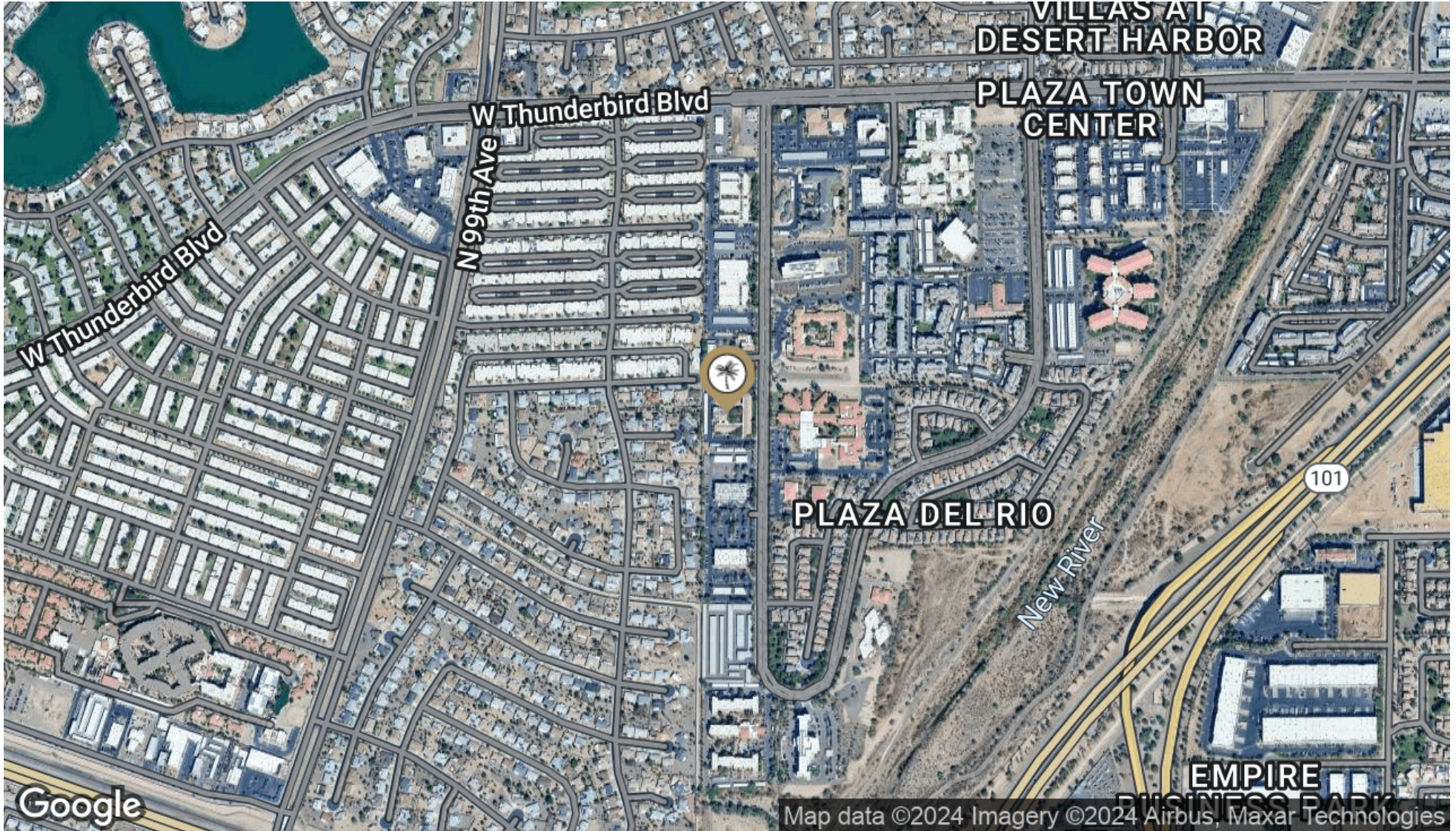
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Location Map



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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	9,538	102,837	275,614
Population Density	3,036	3,637	3,509
Median Age	57	50	45
Median Age (Male)	0	0	0
Median Age (Female)	0	0	0
Total Households	5,163	46,466	111,375
# of Persons Per HH	1.8	2.2	2.5
Average HH Income	\$71,533	\$80,963	\$90,091
Average House Value	\$330,467	\$332,530	\$360,229

** Demographic data derived from 2020 ACS - US Census*

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