

## **FOR SALE: 10,500 ± SF Multi-Tenant Office Building in HUBZone**

Offered at \$1,200,000

Prime location with strong visibility and access. Situated within a designated HUBZone, offering federal contracting advantages for eligible tenants and investors.

### **Property Highlights**

- Size: 10,500 ± SF of well-maintained office space
- Zoning: Located in a HUBZone
- Condition: Attractive, well-kept property with excellent curb appeal
- Investment Type: Stabilized multi-tenant office investment
- NOI: \$56,202

### **Tenant Mix**

This property features a diverse and stable tenant base, reducing investment risk and ensuring consistent cash flow.

- Easton Coach Company (3,840 SF): Large regional tenant with a long-term lease. Operates a major HRT contract. Easton Coach is a \$1 billion company with a strong reputation and solid credit.
- Behavioral Health Tenant (3,500 SF): Long-term tenant providing steady occupancy and reliable income.
- Additional Tenants: Includes a medical practice and government contractors, adding further diversification.

### **Upside Potential**

- Opportunity to increase returns through separate utility metering for tenants.
- Rent growth potential by bringing several month-to-month or short-term tenants to market rate.

### **Investment Summary**

- Stabilized, income-producing asset with proven tenancy
- High-quality brick construction and professional image
- HUBZone designation enhances appeal for federal contractors

EXIT REALTY CENTRAL, COMMERCIAL

Images:



## Property Details and Visuals

### Interior Features

- Spacious conference room with natural lighting and professional finish
- Break room with full kitchen setup and modern appliances
- Welcoming lobby and common areas
- Multiple private offices and suites with flexible configurations

### Exterior & Location

- Ample on-site parking
- Corner location with excellent traffic exposure
- Convenient access to major roadways, public transportation, and nearby amenities

### Financial Highlights

- Current occupancy: High/stable
- Rent roll available upon request
- Upside through operational improvements and rent adjustments

### Investment Advantages

- Immediate income with strong tenants in place
- Value-add opportunities through rent optimization and metering
- Ideal for investors seeking a low-maintenance, stable asset in a growth corridor

### Contact Information

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