



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	23,000 SF
Available SF:	5,000 SF

PROPERTY OVERVIEW

Top of the line medical office build: large reception, administrative area, executive office, lead lined x ray room, 7 exam rooms, 3 large exam or meeting rooms, breakroom, 3 bathrooms (1 each located in reception, exam area, & breakroom). Great natural light.

PROPERTY HIGHLIGHTS

- Other uses included retail, restaurant, & office
- End-cap with large windows
- Built out for Medical - 7 normal size exam rooms and 3 extra large exam rooms
- X-Ray Room
- Ample Parking
- Tenant to pay proportionate share of CAM and RE Tax Increases

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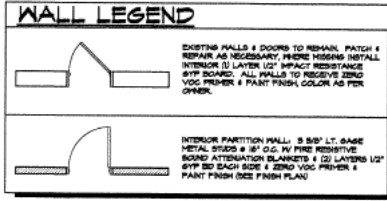
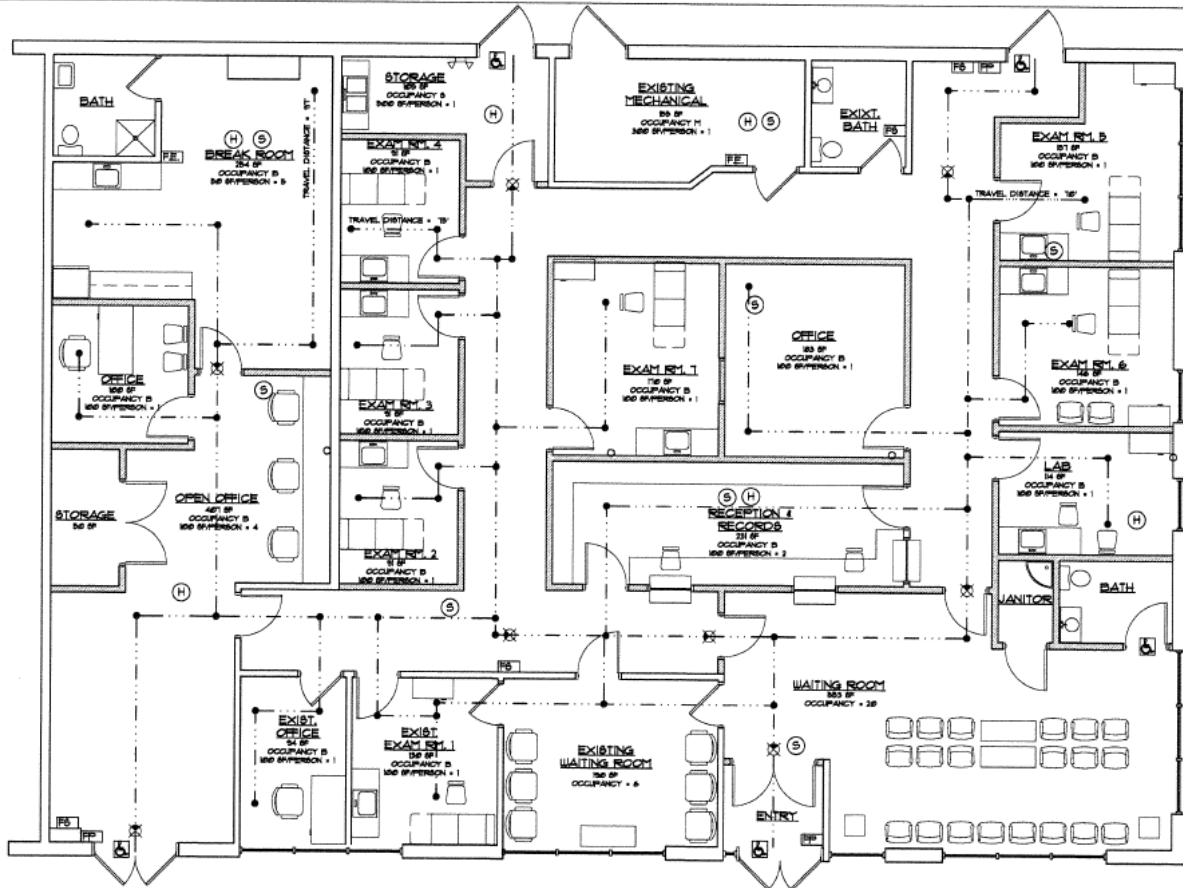
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FOR LEASE



NOTE

EXISTING SPRINKLER SYSTEM TO REMAIN, RELOCATED SPRINKLER HEADS AS REQUIRED. SPRINKLER HEAD LOCATION & TESTING OF ENTIRE SYSTEM TO MEET NFPA REQUIREMENTS.

LEGEND

EXT	FIRE EXTINGUISHER
HC	HC ACCESSIBLE ENTRANCE/ENTRANCE
TR	TRAVEL DISTANCE
LED	LED EDGELIT EXIT SIGN, EDGL SERIES
EL	EMERGENCY LIGHTING
FAL	FIRE ALARM PULL
ST	FIRE STROBE
SD	SMOKE DETECTOR
HT	HEAT DETECTOR

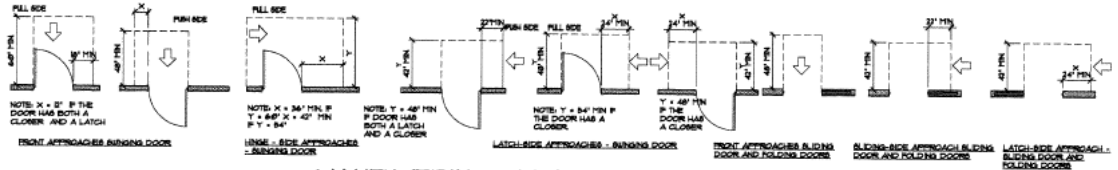
FIXTURE COUNT REQUIREMENTS:

EXISTING TOILETS	48 OCCUPANTS - 1 REQUIRED
EXISTING LAVS	48 OCCUPANTS - 1 REQUIRED
PROVIDING OCCUPANTS (2) WAITING ROOMS (MIN. 120) TOTAL COUNT BE GREATER THAN 48	PROVIDING OCCUPANTS (2) WAITING ROOMS (MIN. 120) TOTAL COUNT BE GREATER THAN 48

OCCUPANCY GROUP

OCCUPANCY GROUP	B
MAXIMUM OCCUPANTS PER FLOOR & TRAVEL DISTANCE	50 OCC / 75 FEET
WITHOUT AUTOMATIC SPRINKLER SYSTEM	100 FT
WITH AUTOMATIC SPRINKLER SYSTEM	300 FT

CODE COMPLIANCE PLAN
SCALE: 1/4" = 1'-0"

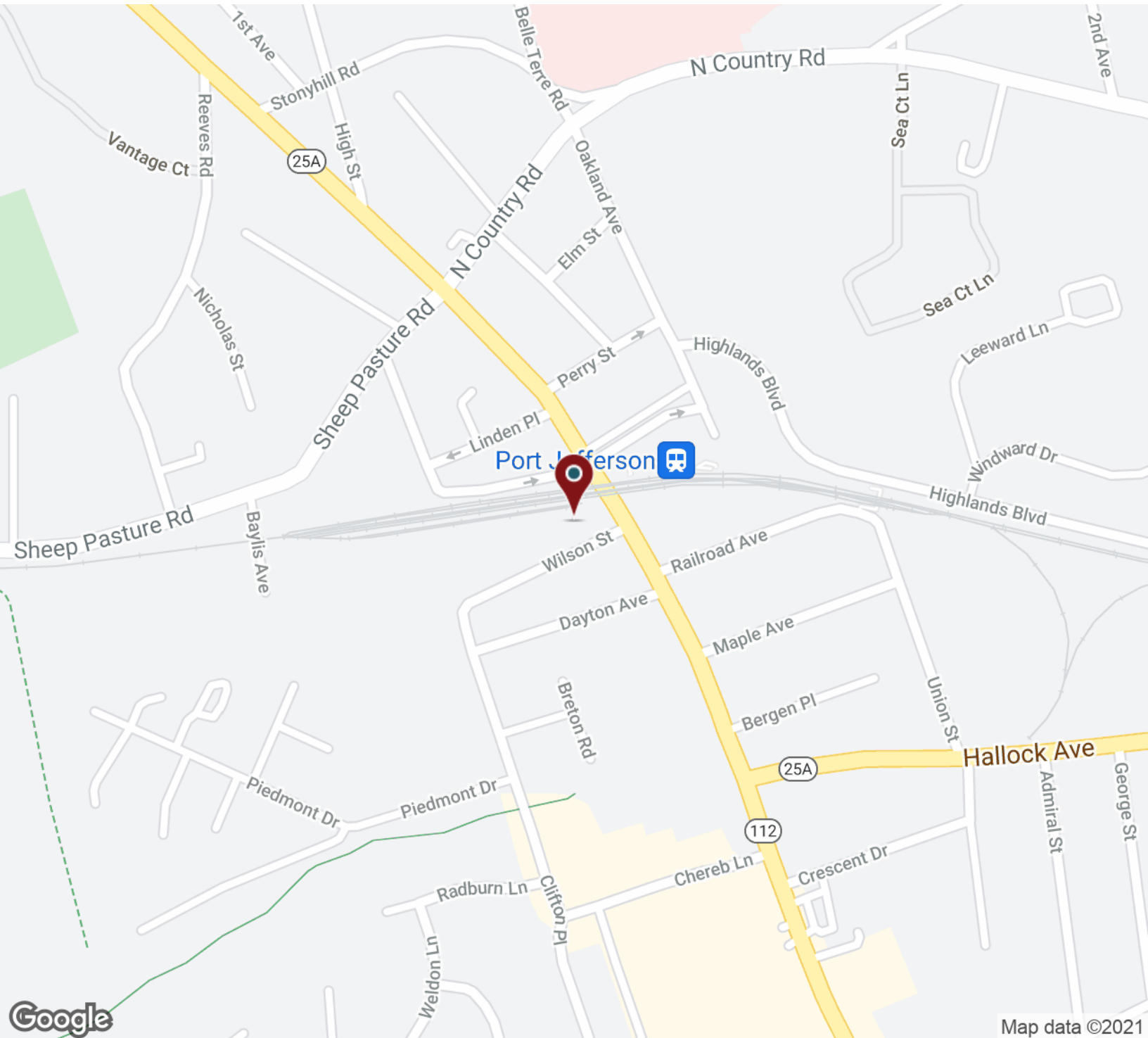


MANEUVERING CLEARANCES AT DOORS
SCALE: 1/4" = 1'-0"

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,553	60,151	155,344
Average age	37.6	38.8	38.2
Average age (Male)	36.7	38.3	37.5
Average age (Female)	39.0	39.6	38.9

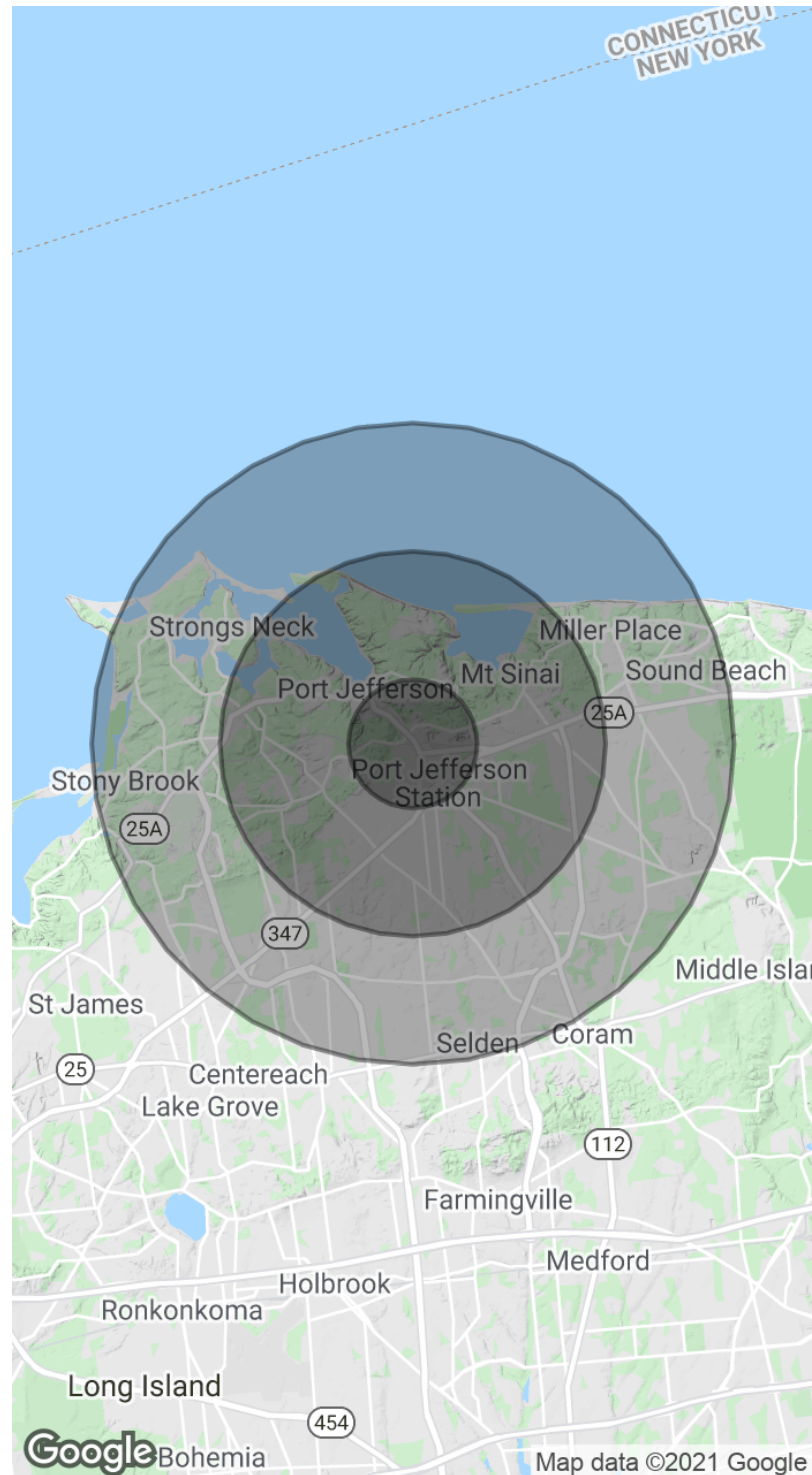
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,659	20,391	50,374
# of persons per HH	2.8	2.9	3.1
Average HH income	\$103,529	\$112,159	\$112,048
Average house value	\$465,690	\$464,614	\$448,494

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	12.8%	11.7%	11.2%

RACE	1 MILE	3 MILES	5 MILES
% White	88.8%	87.7%	84.5%
% Black	2.1%	1.9%	3.2%
% Asian	5.9%	4.7%	6.8%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.3%	0.5%	0.2%
% Other	2.3%	3.6%	3.5%

TRAFFIC COUNTS	
18,983	/day

* Demographic data derived from 2010 US Census



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