





WHY LANCASTER, SC



Lancaster County, South Carolina is one of the fastest growing counties in South Carolina, with a 2017 estimated population of 92,550, with an average annual growth rate of 3% from 2010 – 2017. The County borders Charlotte, North Carolina to the north, which means we offer the ideal combination of access to big-city excitement with hometown comfort and outdoor pursuits.

Lancaster County, South Carolina makes it easier for companies to reach out and touch every corner of their worlds thanks to extensive transportation connectivity. Start with our primary divided highway, four lane U.S. 521, which bisects our county on its 200-mile route from Charlotte to the Atlantic Ocean in Georgetown, SC and gives you fast access to Charlotte's I-485 loop which links to I-77 and I-85. From the southern part of Lancaster County, access to Columbia, I-20, I-26, and I-77 is less than an hour away.

Traveling and shipping by air is easy, too, with nearby Charlotte Douglas International Airport's (KCLT) daily nonstop service to 150 international and domestic destinations. The airport's Air Cargo Center offers 570,000 square feet of facilities and 50+ acres of ramp space, with service from more than 15 international and domestic carriers. The airport also has a unique rail/truck intermodal facility. Corporate jets are welcome at Lancaster County Airport (KLKR), with a 6,000-foot runway, instrument approaches, and FBO and 24/7 fuel service.

Companies that need rail access will appreciate the responsive daily service of the Lancaster & Chester Railroad, a 90-mile dual-service short line with connections to CSX and Norfolk Southern mainlines that has served our communities for over a century.

Those mainline links offer access to ocean ports in Charleston and in Savannah, Georgia, as well as to Charlotte airport's air cargo and intermodal facilities. The L&C also has three transload facilities.

Lancaster County is remarkably close to ocean shipping, with four ports within 205 miles. The Port of Charleston, South Carolina, being the busiest container port on the southeast and Gulf coasts, handles nearly 2 million twenty-foot equivalent units (TEUs) annually, with five public terminals, post-Panamax cranes, and service from CSX and Norfolk Southern. Inland Port Greer is an extension served by Norfolk Southern that boosts efficiency for international freight movements between the Port of Charleston and companies in our area. The Port of Georgetown, South Carolina, is a non-container port handling bulk and breakbulk cargo with CSX service. Finally, Georgia's Port of Savannah is America's largest single container terminal, serving post-Panamax vessels, with access from both CSX and Norfolk Southern.





LANCASTER OVERVIEW



Lancaster County is located in the north central area of South Carolina and is approximately 40 miles south of Charlotte, North Carolina and 60 miles north of Columbia, South Carolina. Lancaster County covers 549 square miles and has an estimated population of 76,652. The county comprises three incorporated communities – Lancaster, Kershaw, and Heath Springs.

SOUTH & NORTH CAROLINA



The City of Lancaster, the county seat for Lancaster County, is located southeast of Charlotte, NC. Originally inhabited by the Catawba and Waxhaw Indian nations, the area was later settled in the mid 1700s by Scotch-Irish farmers from Lancaster, Pa. who immigrated to America from England. The red rose was the emblem of the House of Lancaster during England's War of the Roses (1455-1485); thus came the nickname of South Carolina's Lancaster, the "Red Rose City." The historic downtown district includes several landmarks and points of interest including a jail and a courthouse both designed by Robert Mills, the designer of the Washington Monument.





NEW INDIAN LAND HIGH SCHOOL



INDIAN LAND WARRIORS

The new campus is on Highway 521 about five miles south of the current Indian Land High School, which is closer to Lancaster.

The project incorporates the construction of a new 2-story, 258,000 square-foot high school building with a 27,000 square-foot cafeteria, a 22,400 square-foot Career and Technology Center, a 17,500 square-foot athletics field house, sports fields for track, soccer, and baseball, and associated campus and parking areas for students, visitors, and district buses. The school site has direct access to Highway 521 and the property is large enough to provide the school with space for future growth.


Indian Land High is ranked 26th within South Carolina. Students have the opportunity to take Advanced Placement® coursework and exams. The AP® participation rate at Indian Land High is 49%. The total minority enrollment is 28%, and 20% of students are economically disadvantaged. Indian Land High is 1 of 4 high schools in the Lancaster 01.





OVERVIEW



TRAFFIC COUNT:
 SC 160 E to US Hwy 521 (16,400 Est. AADT)

Located in Lancaster County's panhandle, Indian Land is the fastest growing area of the county.

- Adjacent to the City of Charlotte and the prestigious **Ballantyne Community**, one of Charlotte's most affluent neighborhoods, the area is accessible from I-485 via US 521 or I-77 via SC 160.
- One of the hottest corporate addresses in the region and state, Indian Land is home to substantial corporate headquarters operations for **Continental Tire** of the Americas (tires and automotive), **INSP Network** (family television), **Keer America** (textiles), **Movement Mortgage** (financial services), **Red Ventures** (internet marketing) and **Sharonview Federal Credit Union** (financial services).

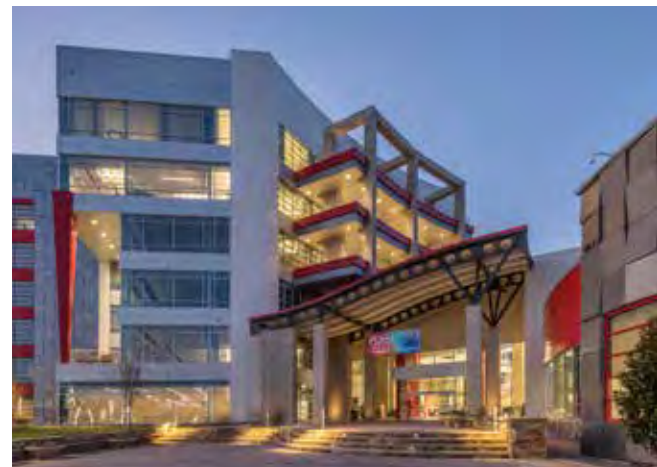
- In 2017, CompuCom Systems (IT) opened its global headquarters in Indian Land and have 1,500 associates at the location by 2022.
- Business operations for world-class companies such as AECOM (nuclear engineering), Cardinal Health (medical products), Honeywell (scanning equipment), Kennametal (metal parts) and TriNet (human resource consulting) are located in Indian Land and have over 1,000 employees.
- Class A business parks such as Bailes Ridge Corporate Park, Edgewater Corporate Park and McMillian Industrial Park offer opportunities for office and light industrial projects.



OVERVIEW

Red Ventures is an American media company and is the owner of Lonely Planet, CNET, ZDNet, TV Guide, Metacritic, GameSpot, Giant Bomb, The Points Guy, and Chowhound since October 30, 2020; as well as Healthline Media since 2019 and Bankrate since 2017. Red Ventures focuses on what it calls "integrated marketplaces", namely sites that dispense news, advice, and reviews. Corporate headquarters is located in Indian Land, South Carolina, a suburb of Charlotte, North Carolina.

RED | VENTURES



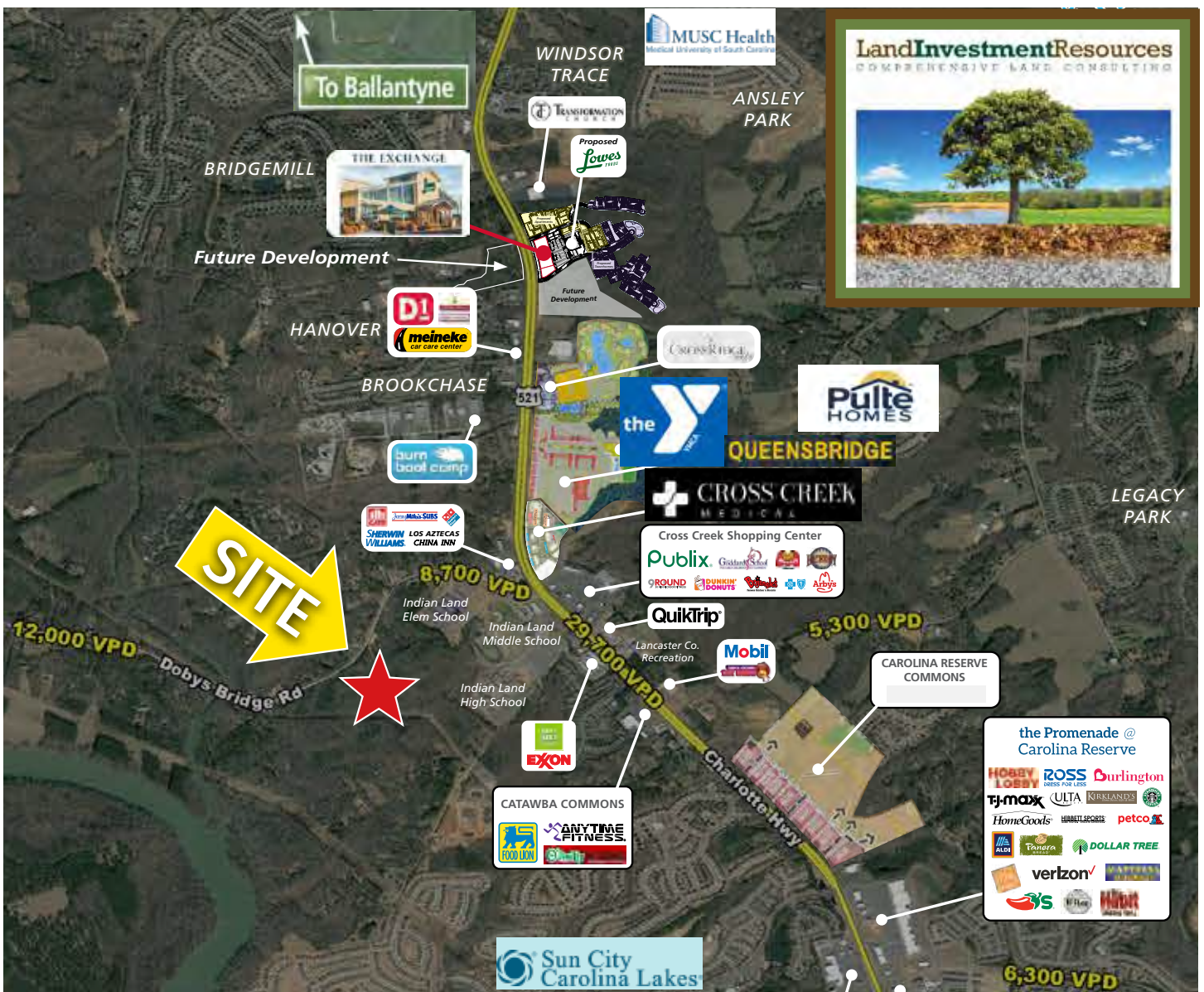
RED VENTURES CAMPUS



OVERVIEW

Bailes Ridge Corporate Park is a Class A business community

located just south of Charlotte and minutes from I-77 and I-485. The Park is ideally suited for corporate offices and light industrial operations. It is home to CompuCom, Movement Mortgage and Keer America's Headquarters, as well as Honeywell's scanning devices division. Today, the Bailes Ridge corporate park is one of the region's most attractive corporate locations for companies seeking first-class amenities, proximity to Ballantyne, and South Carolina incentives.



► Park Photos

Bailes Ridge Corporate Park
Hwy 160 and Hwy 521, Lancaster County, SC 29707



Honeywell Build-to-Suit



Park Sculpture



CompuCom



Monument Sign at Entrance



KEER AMERICA



Movement Mortgage



OVERVIEW

RedStone is a 310,000 SF regional retail center located at the prime intersection of Highway 521 and Highway 160. Anchored by a 14-screen Stone Theatre, RedStone serves the rapidly growing residential markets of Ballantyne, Fort Mill, Sun City, and Lancaster County. RedStone appeals to a broad range of retail tenants because of the project's strategic location and due to its tenant mix of restaurants, shops, anchor and junior anchor tenants.





NEW MEDICAL FACILITY



Lancaster Medical Center



A new hospital in Lancaster County is getting closer to becoming reality.

A rezoning application for the new Medical University of South Carolina hospital in Indian Land is in progress. The project is pegged for an 87-acre site at 9258 Charlotte Highway. MUSC announced in February 2020 its board of trustees approved an agreement to purchase the two land parcels for the project for no more than \$10.25 million.

The new hospital, which is designed to service the growing population in the northern part of Lancaster County, plans to relocate 100 inpatient beds from MUSC's Lancaster Medical Center. The rezoning application said the development will consist of the hospital and "two or three medical office buildings."





NEW INDIAN LAND YMCA



The YMCA in Indian Land has been years in the making.

They broke ground on the facility in May of 2019. It includes a 25-yard-length indoor, heated swimming pool, cardio and weight training, childcare, an elevated walking track, a gymnasium, lighted ball fields, group fitness classes, and a sauna in the men’s and women’s locker rooms. The YMCA is off U.S. 521 and anchors the 190-acre CrossRidge Center development.

“Indian Land is just growing so quickly, people are moving rapidly, headquarters expanding, so we thought this was a great place to be,” Marketing and Development Director for the YMCA Olivia Chamblee said.



The new Indian Land YMCA opens along U.S. 521 in CrossRidge. UPPER PALMETTO YMCA

INDIAN LAND YMCA





OVERVIEW

Lancaster County Courthouse is a historic courthouse in Lancaster, South Carolina.

Built in 1828, it has been in continuous use since then. It was designated a National Historic Landmark in 1973, as a possible work of Robert Mills, an important American architect of the first half of the 19th century. It also has the distinction of being the site of the last witch trials to take place in the United States. The Lancaster County Courthouse is located in the heart of downtown Lancaster, at the southwest corner of Meeting Street (South Carolina Highway 9) and Main Street (United States Route 521).

LANCASTER COURTHOUSE



RED ROSE FESTIVAL



The Red Rose Festival, Lancaster's Signature Event, Returns May 20-22, 2022 for its 13th Anniversary. Everything will be coming up roses when the Red Rose Festival sets the stage for a weekend of free family fun in the Cultural Arts District of the Red Rose City, Lancaster, SC. There is no admission fee for the popular two-day music festival, which also features children's rides and activities, arts and crafts, food vendors, Red Rose Photography Contest, and much more.

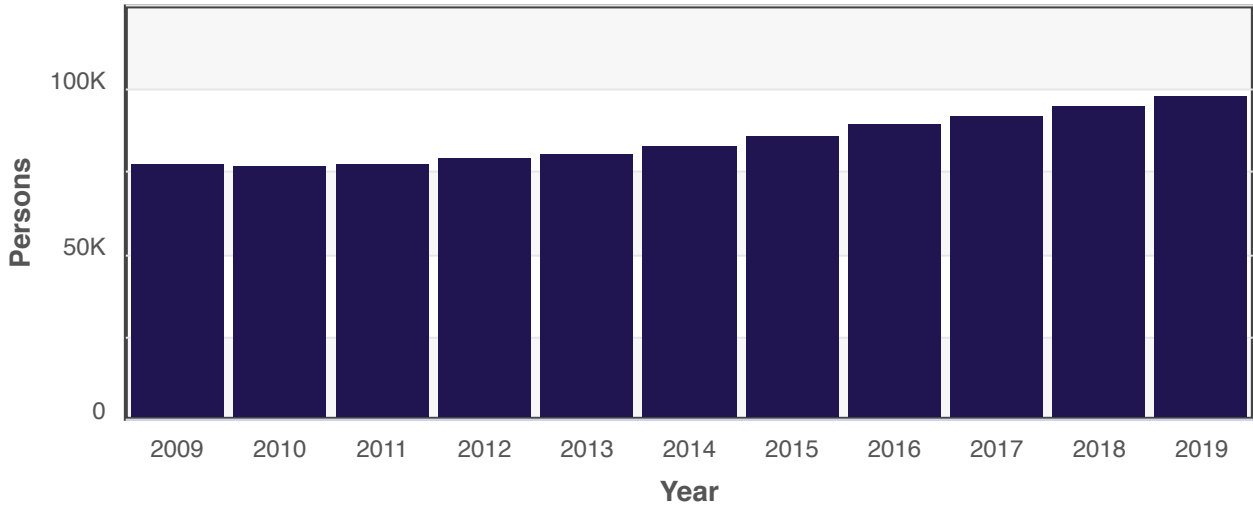
For more information about events and festivals in the City of Lancaster please visit www.lancastercitysc.com.



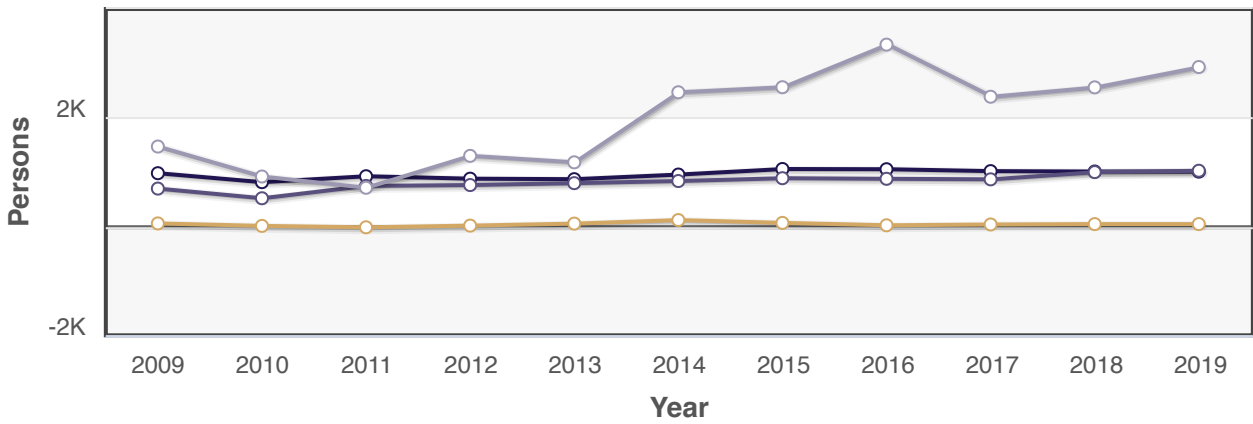
DEMOGRAPHICS

Population & Growth Components

Population, 2009-2019
Lancaster County, SC



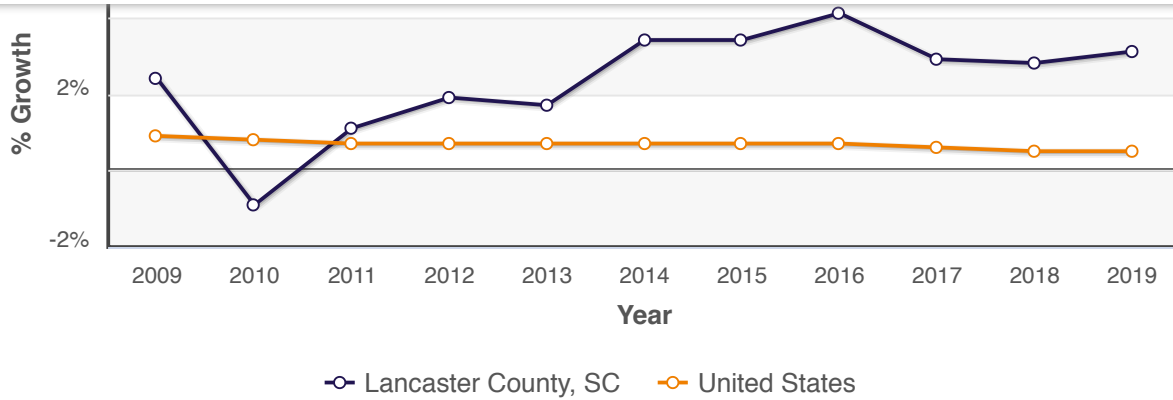
Population Change Components, 2009-2019
Lancaster County, SC



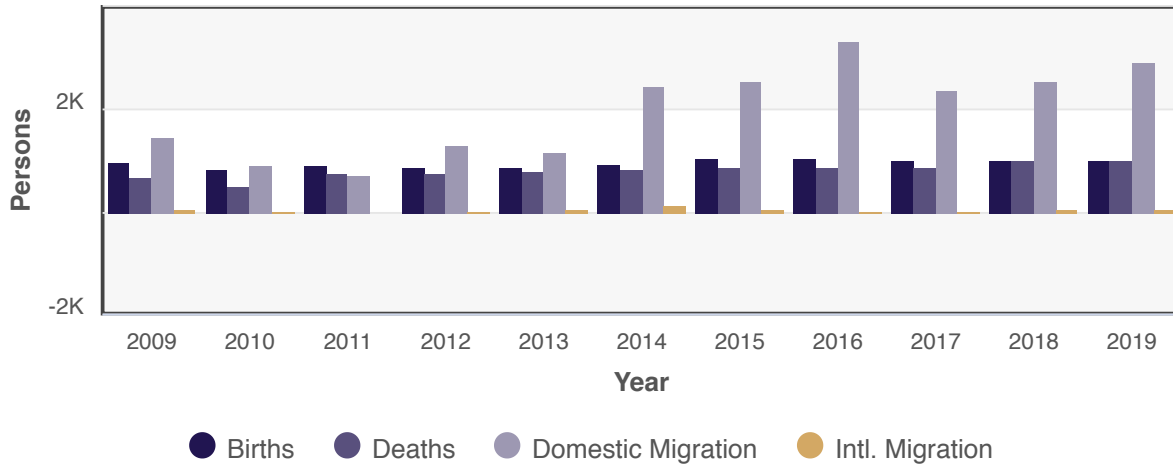
Births Deaths Domestic Migration Intl. Migration



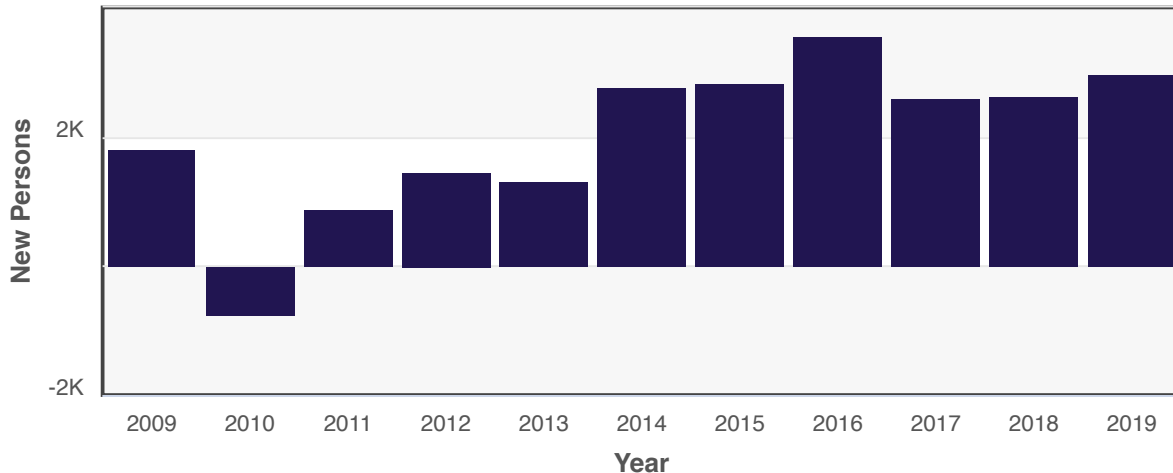
DEMOGRAPHICS



Population Change Components, 2009-2019
Lancaster County, SC



New Persons Per Year, 2009-2019
Lancaster County, SC

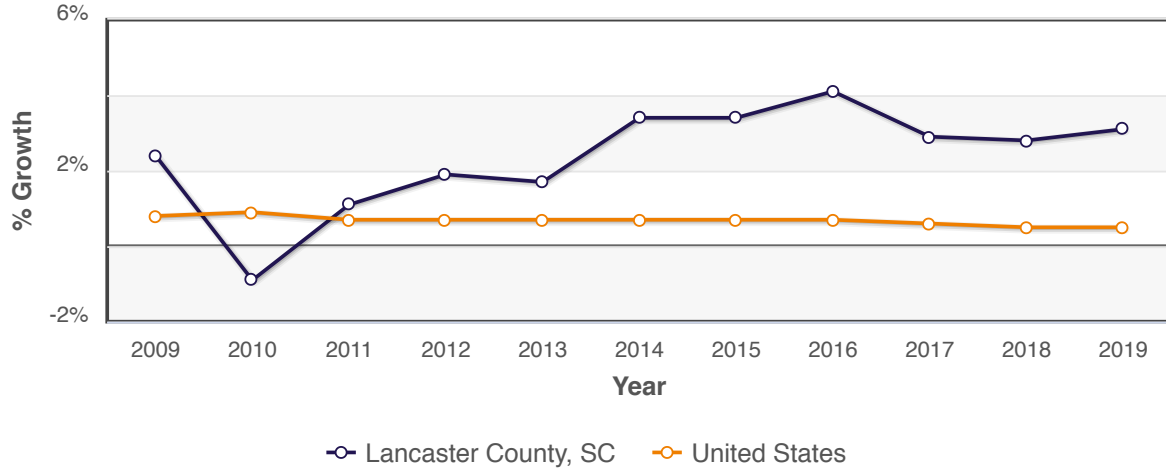




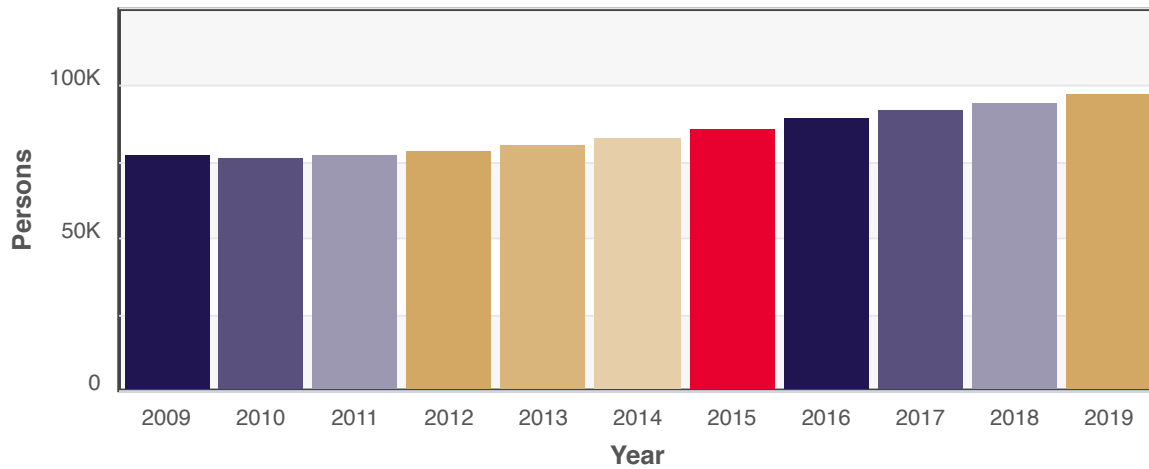
DEMOGRAPHICS

Population by Age, Race, Gender

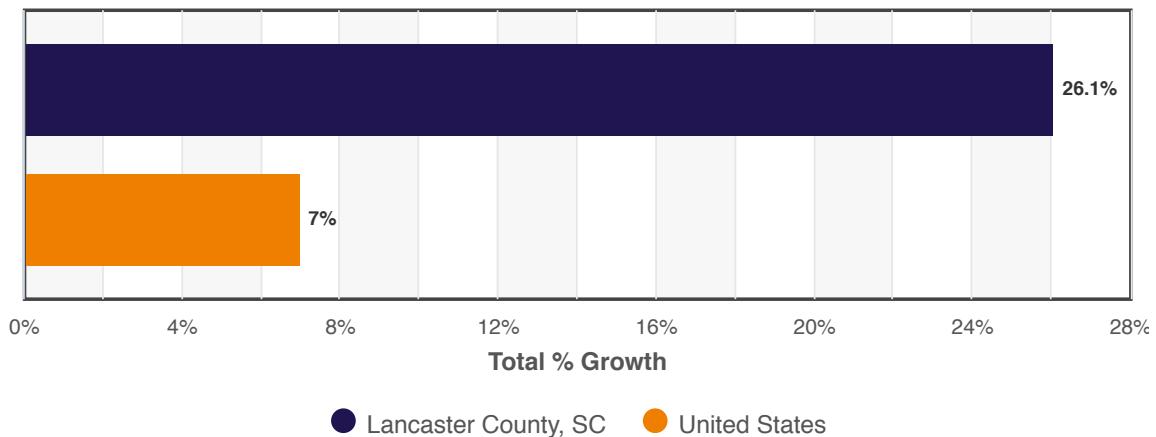
Population Growth, All Ages, All Races, 2009-2019 Lancaster County, SC vs U.S.



Population, All Ages, All Races, 2009-2019 Lancaster County, SC



% Growth, All Ages, All Races, 2009-2019 Lancaster County, SC vs U.S.





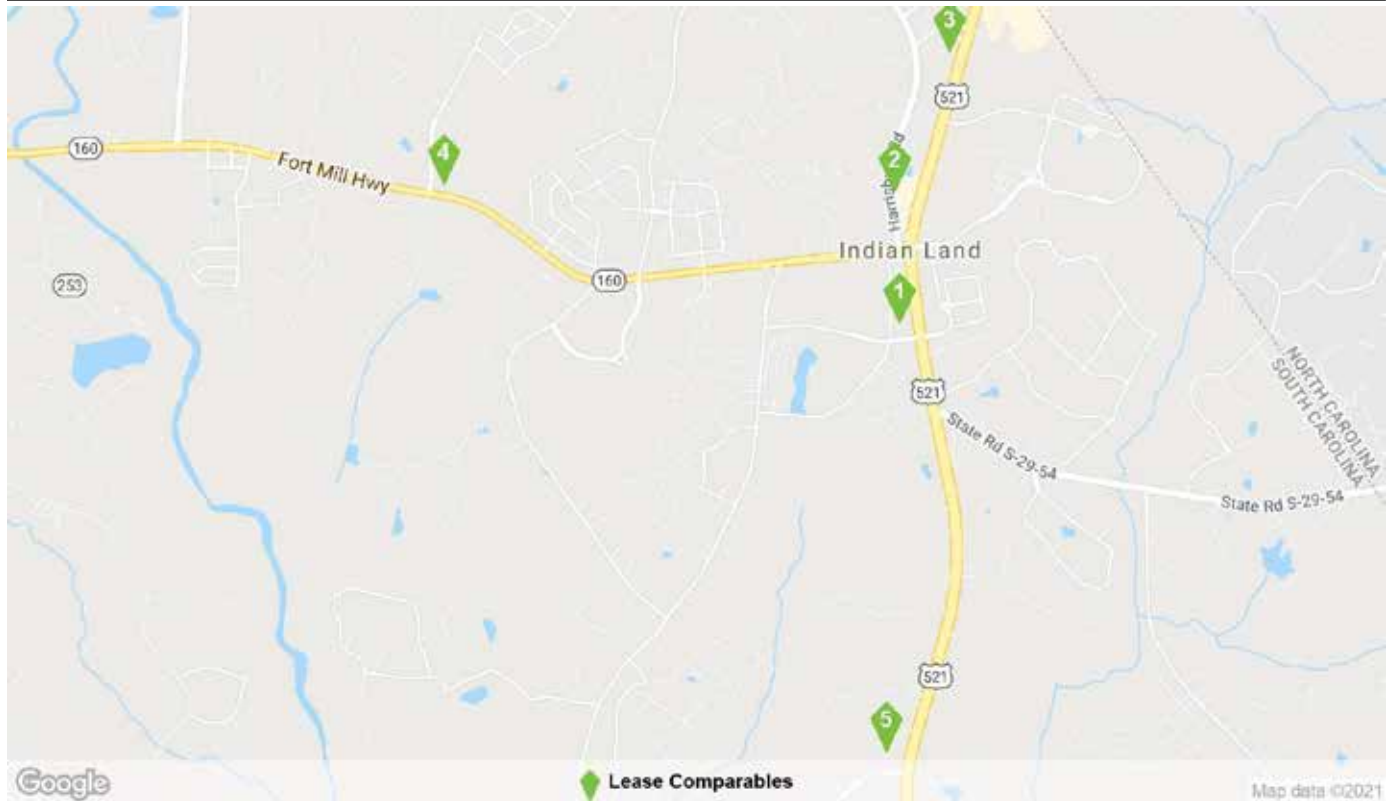
SURROUNDING LEASE COMP DATA

Lease Comps Summary

Lease Comps Report

Deals	NNN Asking Rent Per SF	NNN Starting Rent Per SF	Avg. Months On Market
11	\$23.83	\$23.52	16

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
NNN Asking Rent Per SF	8	\$22.00	\$23.83	\$24.00	\$26.00
NNN Starting Rent Per SF	11	\$21.00	\$23.52	\$24.00	\$26.00
NNN Effective Rent Per SF	11	\$21.61	\$24.06	\$24.00	\$27.13
Asking Rent Discount	8	-9.1%	0.5%	0.0%	8.0%
TI Allowance	1	\$40.00	\$40.00	\$40.00	\$40.00
Months Free Rent	1	3	3	3	3

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	7	1	16	4	80
Deal Size	11	1,080	2,740	1,500	9,820
Lease Deal in Months	10	36.0	69.0	60.0	120.0
Floor Number	11	GRND	GRND	1	1



SURROUNDING LEASE COMP DATA

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 1028 Edge Water Pky	★★★★★	1,470	1st	11/30/2020	Renewal	\$26.00/nnn	Effective
2 Shoppes at 521 9787-9789 Charlotte Hwy	★★★★★	1,200	1st	3/5/2020	New	\$24.00/nnn	Effective
3 10005 Charlotte Hwy	★★★★★	1,170	1st	3/15/2019	New	\$24.00/nnn	Effective
4 Rosemont Park Retail Ce... 1218 Rosemont Dr	★★★★★	1,500	GRND	10/5/2018	New	\$22.02/nnn	Effective
4 Rosemont Park Retail Ce... 1218 Rosemont Dr	★★★★★	3,000	GRND	8/24/2018	-	\$23.28/nnn	Effective
5 Hwy 521 and Bridgemill Dr	★★★★★	2,000	1st	8/2/2018	New	\$24.00/nnn	Effective
4 Rosemont Park Retail Ce... 1218 Rosemont Dr	★★★★★	3,600	GRND	8/1/2018	New	\$27.13/nnn	Effective
4 Rosemont Park Retail Ce... 1218 Rosemont Dr	★★★★★	1,500	GRND	7/1/2018	-	\$21.61/nnn	Effective
5 Hwy 521 and Bridgemill Dr	★★★★★	1,080	1st	4/30/2018	New	\$24.00/nnn	Effective
5 Hwy 521 and Bridgemill Dr	★★★★★	9,820	1st	2/28/2018	New	\$24.00/nnn	Effective
3 10005 Charlotte Hwy	★★★★★	3,800	1st	5/16/2016	New	\$23.00/nnn	Effective



SURROUNDING LEASE COMP DATA

Lease Comps Details

Lease Comps Report



1028 Edge Water Pky

Fort Mill, SC 29707 - Lancaster County Submarket



TENANT

Tenant Name: **Dynamic Chiropractic & Spinal Rehab**
 Industry: **Health Care and Social Assistance**
 NAICS: **Offices of Chiropractors - 621310**

LEASE

SF Leased: **1,470 SF**
 Sign Date: **Nov 2020**
 Space Use: **Office/Retail**
 Lease Type: **Direct**
 Floor: **1st Floor**
 Suite: **102**

RENTS

Starting Rent: **\$26.00/NNN**
 Effective Rent: **\$26.00/NNN**

PROPERTY EXPENSES

Taxes: **\$1.18/SF (2020)**

LEASE TERM

Start Date: **Nov 2020**
 Expiration Date: **Nov 2023**
 Lease Term: **3 Years**

TIME ON MARKET

Date On Market: **Apr 2014**
 Date Off Market: **Dec 2015**
 Months on Market: **80 Months**

TIME VACANT

Date Vacated: **Dec 2015**

MARKET AT LEASE

Vacancy Rates	2020 Q4	YOY
Current Building	20.7%	▲ 20.7%
Submarket 2-4 Star	2.2%	▲ 0.1%
Market Overall	4.4%	▲ 0.5%

Same Store Asking Rent/SF	2020 Q4	YOY
Current Building	\$28.00	-
Submarket 2-4 Star	\$16.47	▲ 4.0%
Market Overall	\$20.01	▲ 3.8%

Submarket Leasing Activity	2020 Q4	YOY
12 Mo. Leased SF	117,884	▼ -51.5%
Months On Market	12.4	▲ 3.0

LEASING REP

Moody Group, LLC
 6201 Fairview Rd, Suite 200
 Charlotte, NC 28210-3289
 Jan Ringeling (980) 333-7872

TENANT REP

Moody Group, LLC
 6201 Fairview Rd, Suite 200
 Charlotte, NC 28210-3289
 Jan Ringeling (980) 333-7872

PROPERTY

Property Type: **Retail**
 Status: **Built Oct 2015**
 Tenancy: **Multi**
 Class: **B**
 Construction: **Steel**
 Parking: **60 free Surface Spa...**

Rentable Area: **10,010 SF**
 Stories: **1**
 Floor Size: **10,010 SF**
 Vacancy at Lease: **20.7%**
 Land Acres: **2.00**



SURROUNDING LEASE COMP DATA

Lease Comps Details

Lease Comps Report

2 9787-9789 Charlotte Hwy - Shoppes at 521
Fort Mill, SC 29707 - Lancaster County Submarket



TENANT

Tenant Name: **Nirvana Smoke Shop**
Industry: **Retailer**

LEASE

SF Leased: **1,200 SF**
Sign Date: **Mar 2020**
Space Use: **Retail**
Lease Type: **Direct**
Floor: **1st Floor**

RENTS

Asking Rent: **\$26.00/NNN**
Starting Rent: **\$24.00/NNN**
Effective Rent: **\$24.00/NNN**

CONCESSIONS AND BUILDOUT

Asking Discount: **7.69%**

LEASE TERM

Start Date: **Mar 2020**
Expiration Date: **May 2025**

PROPERTY EXPENSES

Taxes: **\$2.88/SF (2020)**
Operating Exp.: **\$1.53/SF (2011-Est);...**

TIME ON MARKET

Date On Market: **Jan 2020**
Date Off Market: **Mar 2020**
Months on Market: **2 Months**

TIME VACANT

Date Occupied: **Mar 2020**

MARKET AT LEASE

Vacancy Rates	2020 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	2.1%	▼ -0.1%
Market Overall	4.0%	▲ 0.2%

Same Store Asking Rent/SF	2020 Q1	YOY
Current Building	\$26.00	-
Submarket 2-4 Star	\$15.99	▲ 4.1%
Market Overall	\$19.47	▲ 4.5%

Submarket Leasing Activity	2020 Q1	YOY
12 Mo. Leased SF	269,529	▲ 1,367.2%
Months On Market	9.4	▲ 1.3

LEASING REP

The Tuttle Company
300 Technology Center, Suite 410
Rock Hill, SC 29730-0143
Debbie Weatherby (803) 992-6110

PROPERTY

Property Type: **Retail**
Status: **Built 2005**
Tenancy: **Multi**
Class: **B**
Construction: **Masonry**
Parking: **150 free Surface Sp...**

Rentable Area: **23,640 SF**
Stories: **2**
Floor Size: **23,425 SF**
Vacancy at Lease: **0.0%**



SURROUNDING LEASE COMP DATA

Lease Comps Details

Lease Comps Report

4 1218 Rosemont Dr - Rosemont Park Retail Center
Fort Mill, SC 29707 - Lancaster County Submarket



TENANT

Tenant Name: **Empire Pizza**
Industry: **Accommodation and Food Services**

LEASE

SF Leased: **3,600 SF**
Sign Date: **Aug 2018**
Space Use: **Retail**
Lease Type: **Direct**
Floor: **GRND Floor**
Suite: **110, 111**

RENTS

Asking Rent: **\$20.00-\$24.00/NNN**
Starting Rent: **\$24.00/NNN**
Effective Rent: **\$27.13/NNN**
Escalations: **3% Annual**

CONCESSIONS AND BUILDOUT

Asking Discount: **-9.09%**

LEASE TERM

Start Date: **Dec 2018**
Expiration Date: **Dec 2028**
Lease Term: **10 Years**

PROPERTY EXPENSES

Taxes: **\$2.42/SF (2020)**

TIME ON MARKET

Date On Market: **Apr 2018**
Date Off Market: **Sep 2018**
Months on Market: **4 Months**

TIME VACANT

Date Vacated: **Feb 2018**
Date Occupied: **Dec 2018**
Months Vacant: **10 Months**

MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	65.3%	▲ 57.4%
Submarket 2-4 Star	3.1%	▼ -0.4%
Market Overall	3.4%	▼ -0.8%

Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	\$21.23	▲ 6.2%
Submarket 2-4 Star	\$15.28	▲ 3.1%
Market Overall	\$18.34	▲ 3.1%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	72,057	▲ 125.6%
Months On Market	5.3	▼ -5.0

LEASING REP

Veris Properties
11200-D Nations Ford Rd
Pineville, NC 28134
Harris Doulaveris (704) 258-8686

TENANT REP

Veris Properties
11200-D Nations Ford Rd
Pineville, NC 28134
Harris Doulaveris (704) 258-8686

PROPERTY

Property Type: **Retail**
Status: **Built 2018**
Tenancy: **-**
Class: **B**
Construction: **Steel**
Parking: **99 Surface Spaces a...**

Rentable Area: **17,600 SF**
Stories: **1**
Floor Size: **17,600 SF**
Vacancy at Lease: **65.3%**
Land Acres: **2.69**



SURROUNDING LEASE COMP DATA

Lease Comps Details

Lease Comps Report

5 Hwy 521 and Bridgemill Dr
Fort Mill, SC 29707 - Lancaster County Submarket



TENANT

Tenant Name: **Field of Dreams Nurture & Education Center**

LEASE

SF Leased: **9,820 SF**
Sign Date: **Feb 2018**
Space Use: **Retail**
Lease Type: **Direct**
Floor: **1st Floor**

RENTS

Asking Rent: **\$24.00/NNN**
Starting Rent: **\$24.00/NNN**
Effective Rent: **\$24.00/NNN**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**

LEASE TERM

Start Date: **Oct 2019**
Expiration Date: **Oct 2029**
Lease Term: **10 Years**

PROPERTY EXPENSES

Taxes: **\$0.74/SF (2019)**

TIME ON MARKET

Date On Market: **Jun 2018**
Date Off Market: **Aug 2018**
Months on Market: **2 Mos**

TIME VACANT

Date Vacated: **Oct 2019**
Date Occupied: **Oct 2019**
Months Vacant: **1 Day**

MARKET AT LEASE

Vacancy Rates	2018 Q1	YOY
Current Building	-	-
Submarket 2-4 Star	3.8%	▲ 0.4%
Market Overall	3.8%	▼ -0.5%

Same Store Asking Rent/SF	2018 Q1	YOY
Current Building	-	-
Submarket 2-4 Star	\$15.09	▲ 3.3%
Market Overall	\$18.10	▲ 3.5%

Submarket Leasing Activity	2018 Q1	YOY
12 Mo. Leased SF	60,619	▲ 273.3%
Months On Market	5.1	▼ -20.0

LEASING REP

SCORE Properties, LLC
7761 Ballantyne Commons Pky, Suite 102
Charlotte, NC 28277
John Smethurst (704) 849-9000 X103
Hershel Fogleman (704) 849-9000 X101

PROPERTY

Property Type: **Retail**
Status: **Built 2019**
Tenancy: **-**
Class: **B**
Construction: **Masonry**
Rentable Area: **34,000 SF**
Stories: **1**
Floor Size: **34,000 SF**
Ceiling Height: **10'**
Land Acres: **5.64**



SURROUNDING LEASE COMP DATA

Lease Comps Details

Lease Comps Report

3 10005 Charlotte Hwy

Fort Mill, SC 29707 - Lancaster County Submarket



TENANT

Tenant Name: **America's Mattress**
 Industry: **Retailer**
 NAICS: **Furniture Stores - 442110**

LEASE

SF Leased: **3,800 SF**
 Sign Date: **May 2016**
 Space Use: **Retail**
 Lease Type: **Direct**
 Floor: **1st Floor**

RENTS

Asking Rent: **\$24.00-\$26.00/NNN**
 Starting Rent: **\$23.00/NNN**
 Effective Rent: **\$23.00/NNN**

CONCESSIONS AND BUILDOUT

Asking Discount: **8.00%**

LEASE TERM

Start Date: **Oct 2016**
 Expiration Date: **Sep 2021**
 Lease Term: **5 Years**

PROPERTY EXPENSES

Taxes: **\$3.62/SF (2019)**

TIME ON MARKET

Date On Market: **Feb 2015**
 Date Off Market: **May 2016**
 Months on Market: **15 Months**

TIME VACANT

Date Vacated: **Apr 2015**
 Date Occupied: **Oct 2016**
 Months Vacant: **18 Months**

MARKET AT LEASE

Vacancy Rates	2016 Q2	YOY
Current Building	100%	↔ 0.0%
Submarket 2-4 Star	3.5%	↓ -2.8%
Market Overall	4.7%	↓ -0.9%

Same Store Asking Rent/SF	2016 Q2	YOY
Current Building	\$25.38	↓ -15.4%
Submarket 2-4 Star	\$14.51	↑ 1.8%
Market Overall	\$17.22	↑ 2.3%

Submarket Leasing Activity	2016 Q2	YOY
12 Mo. Leased SF	52,890	↑ 60.7%
Months On Market	37.7	↑ 5.3

LEASING REP

SCORE Properties, LLC
 7761 Ballantyne Commons Pky, Suite 102
 Charlotte, NC 28277
 Hershel Fogleman (704) 849-9000 X101
 John Smethurst (704) 849-9000 X103

PROPERTY

Property Type: **Retail** Rentable Area: **6,118 SF**
 Status: **Built 2015** Stories: **1**
 Tenancy: **-** Floor Size: **6,118 SF**
 Class: **B** Vacancy at Lease: **100%**
 Parking: **38 Surface Spaces a...** Land Acres: **1.00**



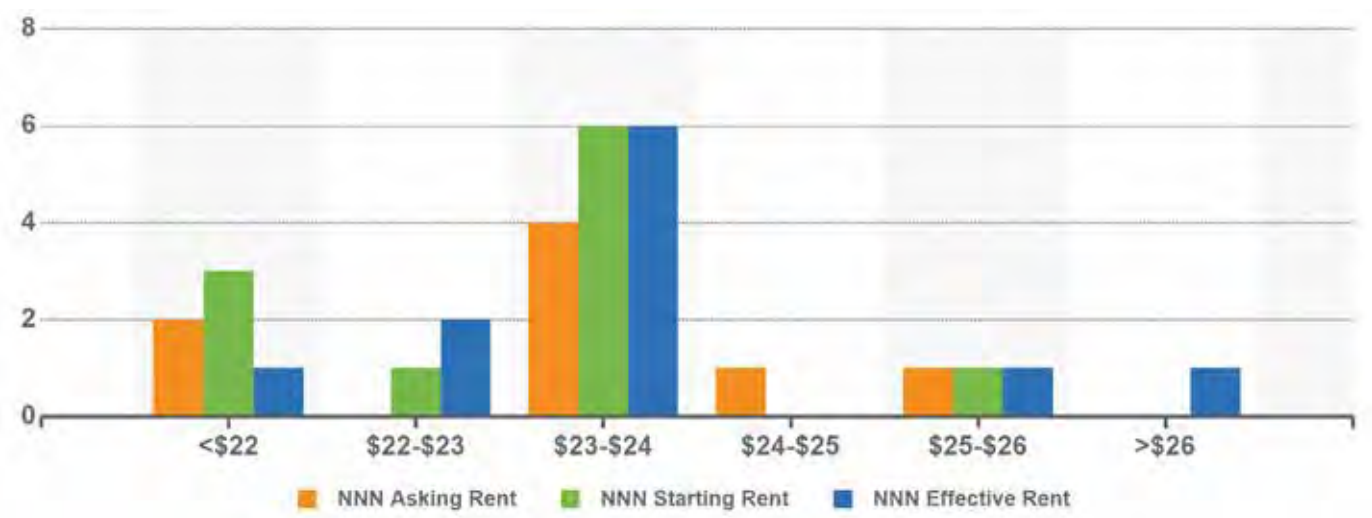
SURROUNDING LEASE COMP DATA

Rents

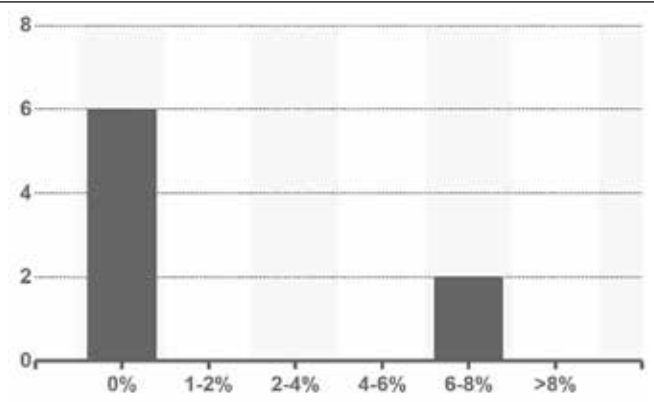
Lease Comps Report

NNN Asking Rent Per SF	NNN Starting Rent Per SF	NNN Effective Rent Per SF	Avg. Months Free Rent
\$23.83	\$23.52	\$24.06	3.0

DEALS BY NNN ASKING, NNN STARTING, AND NNN EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT

