

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$5,000,000
Lease Rate:	\$17.50 SF/yr (MG)
Building Size:	37,988 SF
Available SF:	813 - 23,231 SF
Lot Size:	217,800 SF
Year Built:	1984

### PROPERTY OVERVIEW

Strategically positioned multi-tenant Medical/Office building for sale and lease in a prominent Midwest city, on S Douglas. This distinguished property offers a range of suite configurations, providing flexible space solutions for various business needs. Featuring modern amenities, ample parking, and convenient access to major thoroughfares, it presents an excellent opportunity for investors and companies seeking a prestigious location. Ideal for professional use with strong potential for growth and visibility.

SPACES	LEASE RATE	SPACE SIZE
Suite H	\$17.50 SF/yr	2,137 - 23,231 SF
Suite J	\$17.50 SF/yr	11,007 SF
Suite I	\$17.50 SF/yr	10,008 SF
Suite F	\$17.50 SF/yr	2,705 SF
Suite G	\$17.50 SF/yr	1,546 - 2,359 SF
Suite D	\$17.50 SF/yr	813 - 2,359 SF
Suite A	\$17.50 SF/yr	921 SF

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## ADDITIONAL PHOTOS



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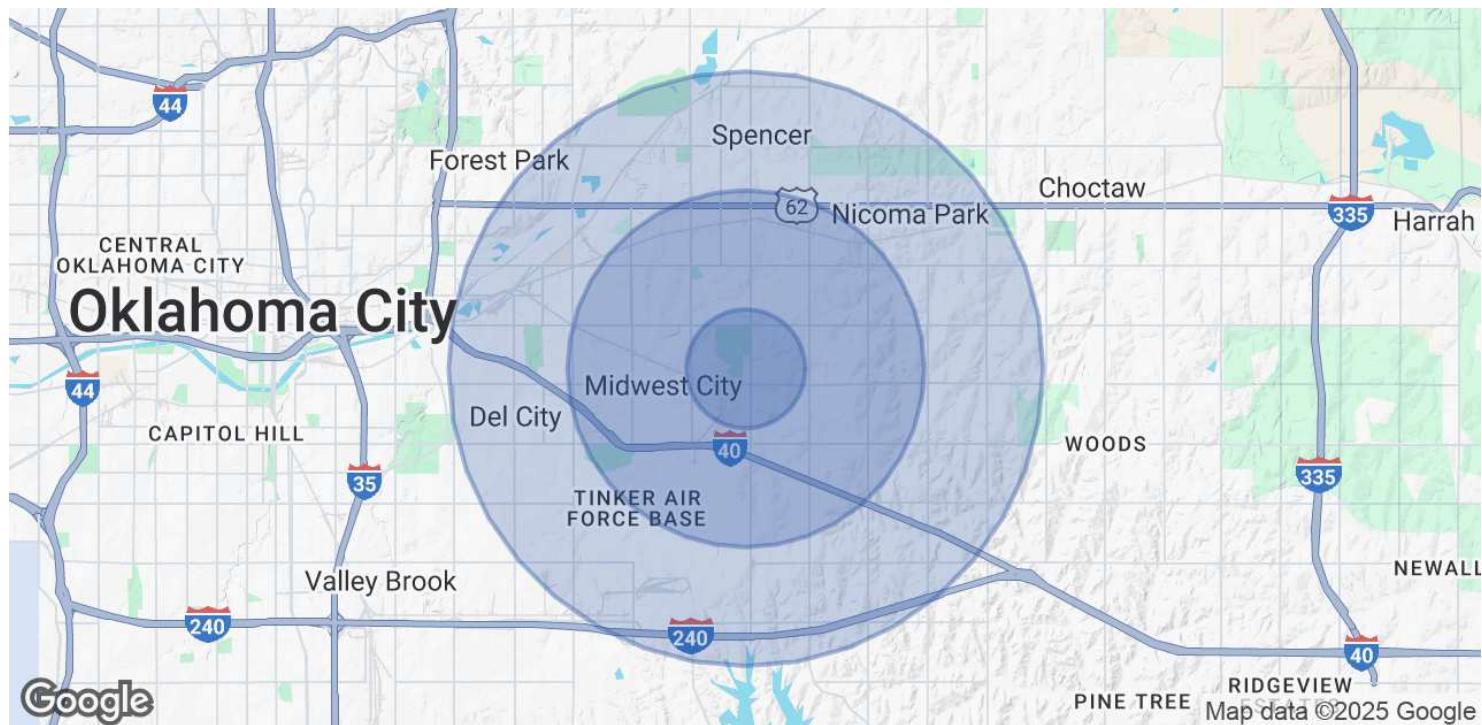
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,847	57,681	108,718
Average Age	40	39	39
Average Age (Male)	38	38	37
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,748	24,205	43,926
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$80,074	\$71,444	\$74,139
Average House Value	\$234,895	\$191,831	\$190,167

Demographics data derived from AlphaMap

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