



RETAIL SPACE! – UNIVERSITY AREA! - FOR LEASE!

ADDRESS: 2700 So. King Street, Unit A100

DESCRIPTION OF PREMISES: Approximately 4,687 sq. ft. of air conditioned retail space which includes (2) private offices, a/c computer room, kitchenette and private ADA restroom. And included in the square footage is approximately 734 sq.ft. of storage space with double doors to the exterior for easy loading/unloading.

FEATURES: Double glass door front entrance with ramp from parking area.
Wheelchair accessible.
Ample FREE customer parking
High Traffic Area

MONTHLY RENT:	\$ 8,185.13	(\$1.75/sf/mo.) with 3% annual increases
CAM:	7,960.05	(\$1.70/sf/mo.)
HI GE TAX:	760.76	NO PERCENTAGE RENT!
TOTAL:	\$16,905.94	Separate Electric Meter

LEASE TERM: Negotiable

AVAILABLE: April 1, 2026 or sooner

FOR FURTHER INFORMATION AND SHOWINGS PLEASE CONTACT

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