

# Office Building FOR SALE OR LEASE

This building is for sale or for lease. This 17,427 SF building and 2.67 acre lot are for sale at \$2,400,000, which is only \$137 psf; significantly below the replacement value. The office building can also be leased. There are 3 suites for lease; suite 1 has 5,833 SF, suite 2 has 7,191 SF, and suite 3 has 4,400 SF. Each office suite has numerous offices, restrooms, conference rooms, kitchenettes, reception area, and cubicles. The suites can be leased @ 25 psf. The lease is a full service lease; which includes taxes, insurance, CAM, and utilities. The 2.67 acre lot can also be re-zoned and redeveloped into a multi-family development with up to 100 units, call agent for details.

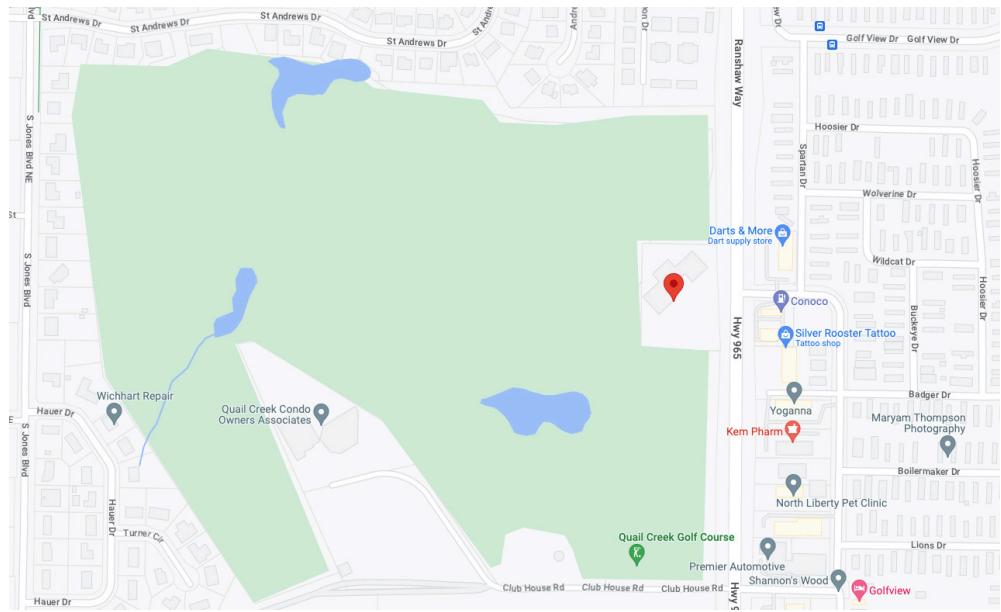
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## OFFERING SUMMARY

Sale Price:	\$2,400,000
Lease Price:	\$ 25 per SF
Suite 1:	5,833 SF
Suite 2:	7,191 SF
Suite 3:	4,400 SF
Lot Size	2.67 Acres

## PROPERTY OVERVIEW

This building is for sale or for lease. This 17,427 SF building and 2.67 acre lot are for sale at \$2,400,000, which is only \$137 psf; significantly below the replacement value. The office building can also be leased. There are 3 suites for lease; suite 1 has 5,833 SF, suite 2 has 7,191 SF, and suite 3 has 4,400 SF. Each office suite has numerous offices, restrooms, conference rooms, kitchenettes, reception area, and cubicles. The suites can be leased @ \$20 psf. The lease is a full service lease; which includes taxes, insurance, CAM, and utilities. The 2.67 acre lot can also be re-zoned and redeveloped into a multi-family development with up to 100 units, call agent for details.

