

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Building Size:	3,040 SF
Available SF:	1,459 SF
Year Built:	2020

PROPERTY OVERVIEW

1,459 SF of office space available just off W 33rd St. This modern building features a flexible layout with natural light and ample parking. Conveniently located near major thoroughfares and local amenities, it's suitable for various professional uses.

PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$16.00 SF/yr	1,459 SF

TYLER HUXLEY
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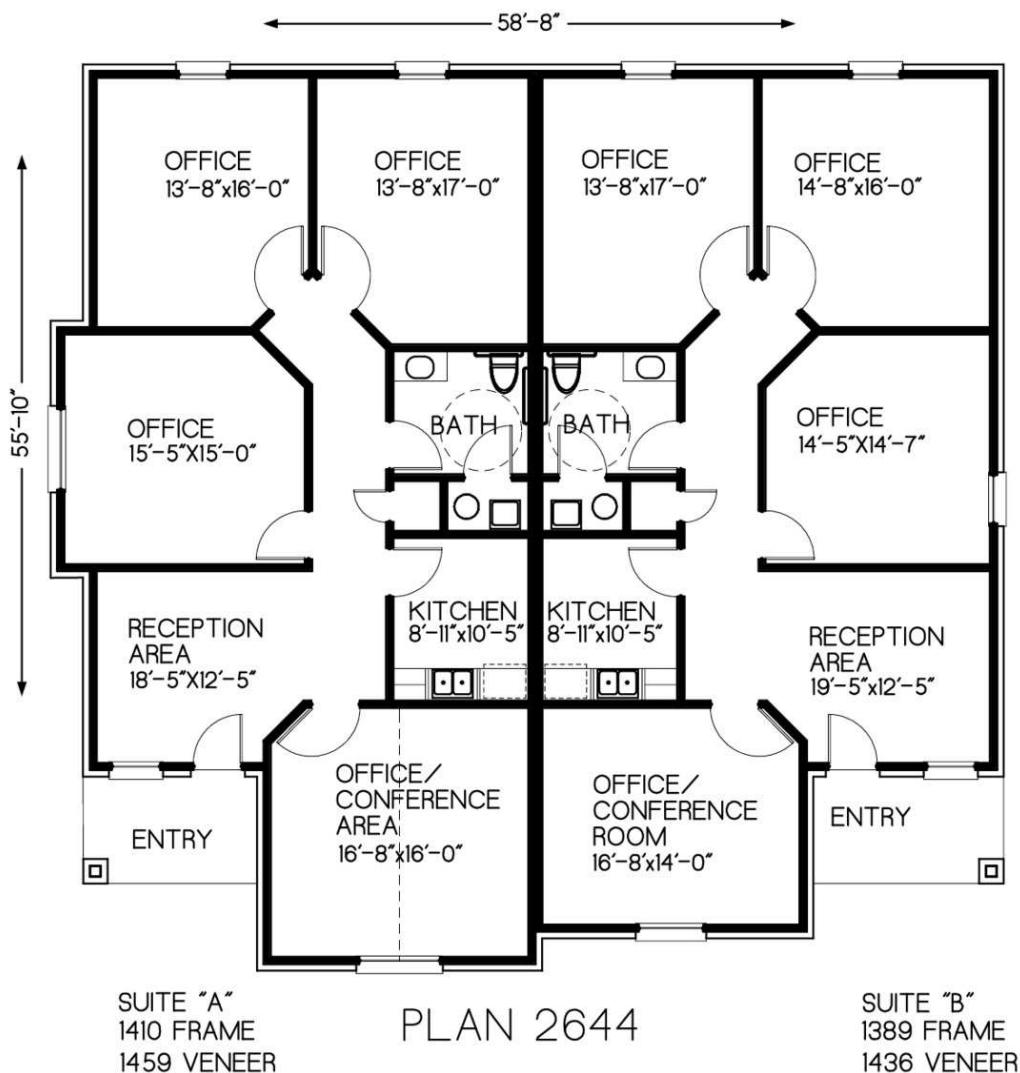
ADDITIONAL PHOTOS



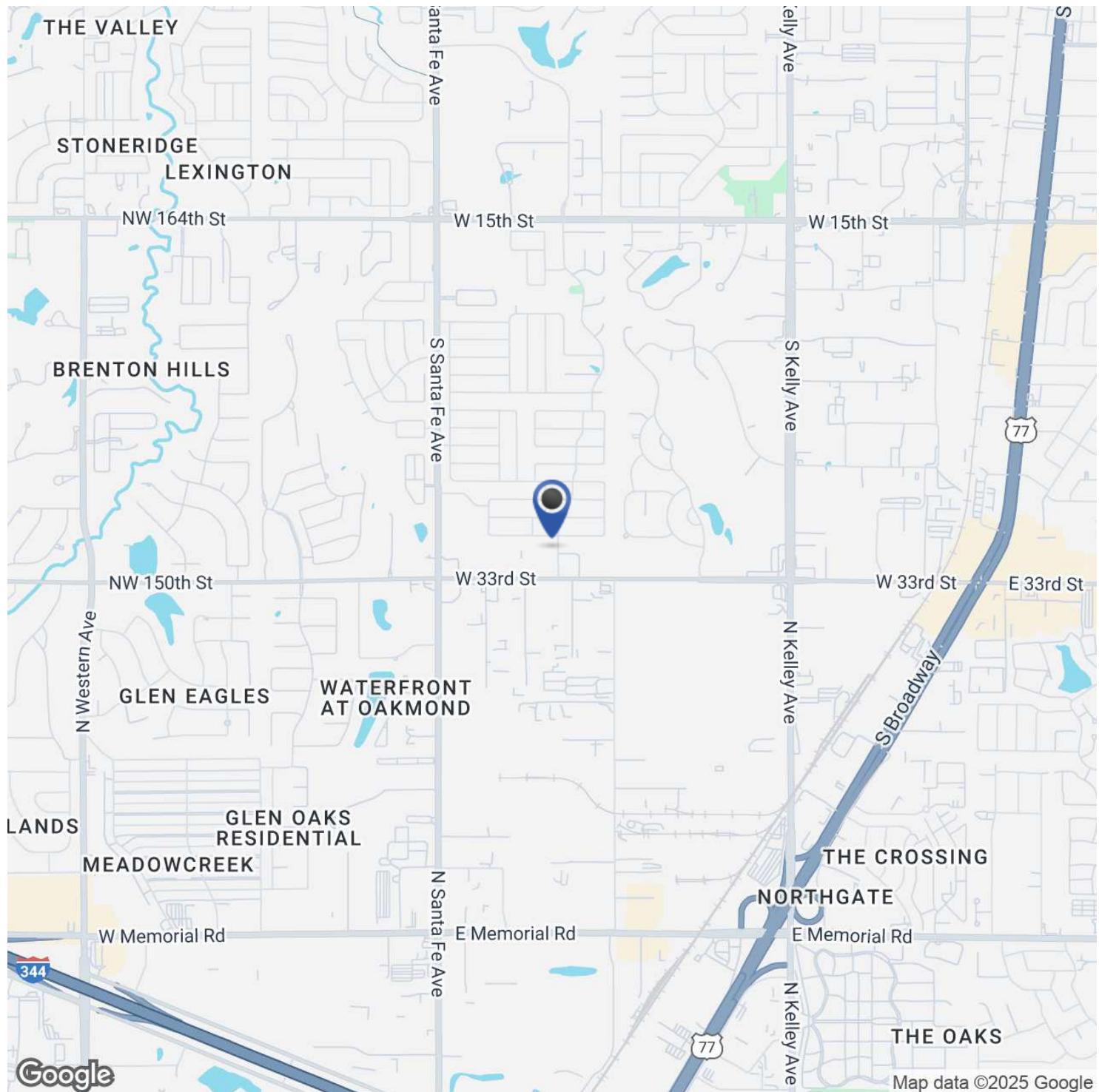
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FLOOR PLANS



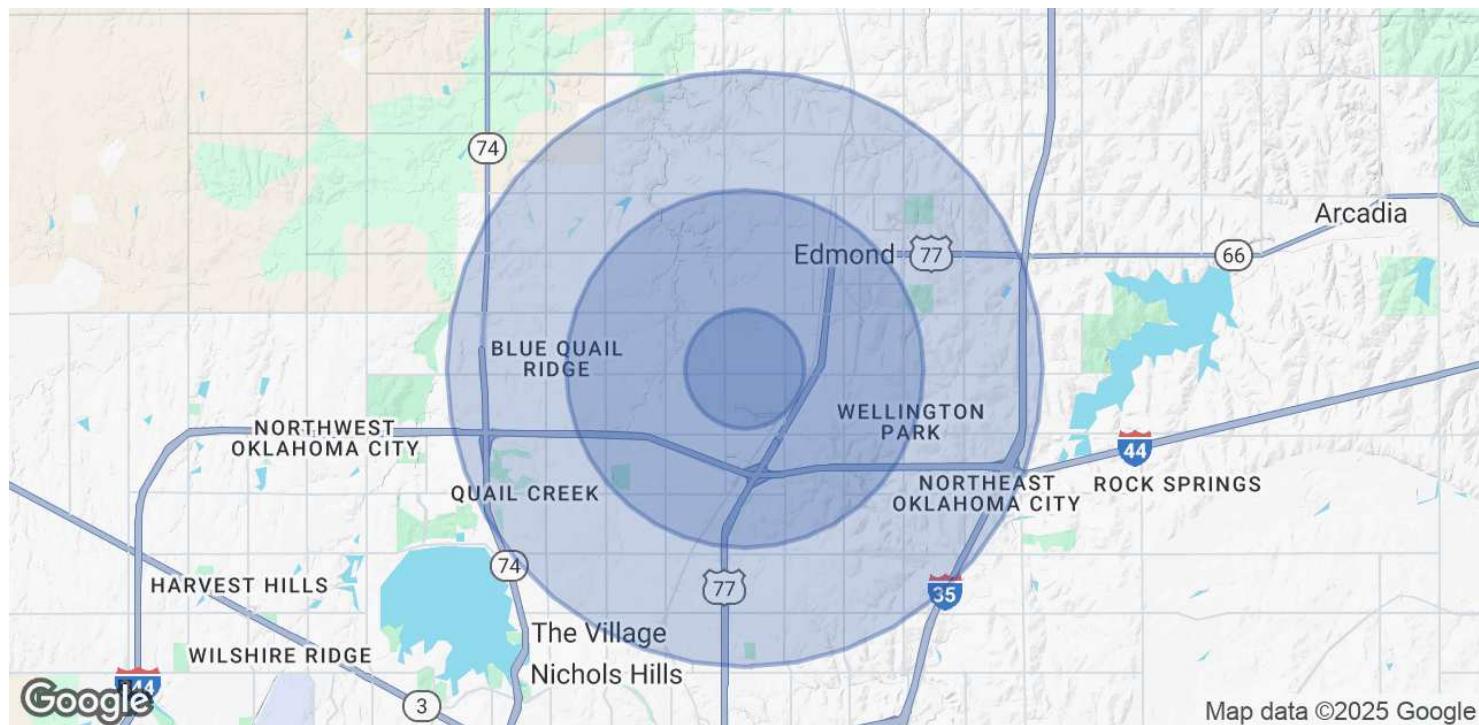
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,843	80,050	193,456
Average Age	39	38	38
Average Age (Male)	38	36	37
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,603	32,362	78,435
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$116,702	\$105,357	\$114,542
Average House Value	\$305,905	\$287,686	\$329,694

Demographics data derived from AlphaMap