

## FOR LEASE





#### PROPERTY DESCRIPTION

The property at 17972 SW McEwan Road is a 5,000 square-foot free-standing office building. The current layout is a mix of open office space and private offices. The building benefits from close access to Interstate 5, Interstate 205, and Highway 217. Existing improvements include a clean room and a couple lab rooms. For companies with vehicle or product storage needs, ownership is willing to carve out up to 20,000 SF of yard space for lease.

#### **PROPERTY HIGHLIGHTS**

- · Free-standing office building
- New LED lighting throughout the space
- Abundant natural light
- Generous parking ratio
- Existing clean room in place
- Yard storage space up to 20,000 SF

#### **OFFERING SUMMARY**

Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	3,000 - 20,000 SF
Building Size:	5,000 SF
Yard Space:	Up to 20,000 SF. Call brokers for rates

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,063	15,568	34,791
Total Population	9,409	38,302	81,896
Average HH Income	\$108,440	\$124,493	\$117,681



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### **LEASE INFORMATION**

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,000 - 5,000 SF	Lease Rate:	\$22.00 SF/yr

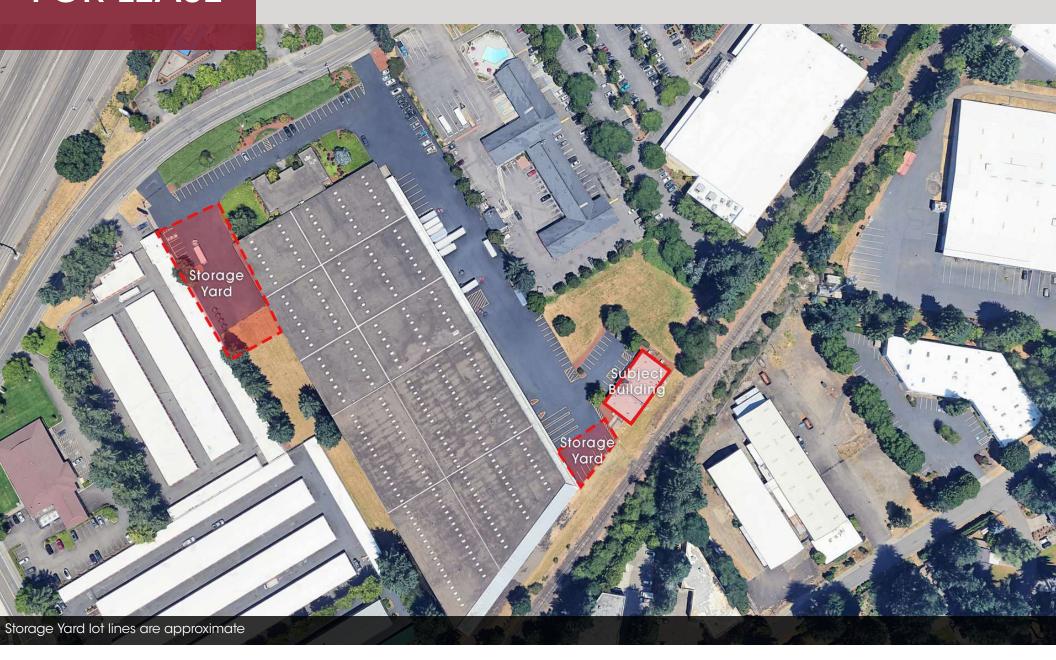
#### **AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 17972 SW McEwan Road	Available	3,000 - 5,000 SF	Modified Gross	\$22.00 SF/yr
■ Storage Yard	Available	4,000 - 20,000 SF	Modified Gross	Call Broker for Pricing



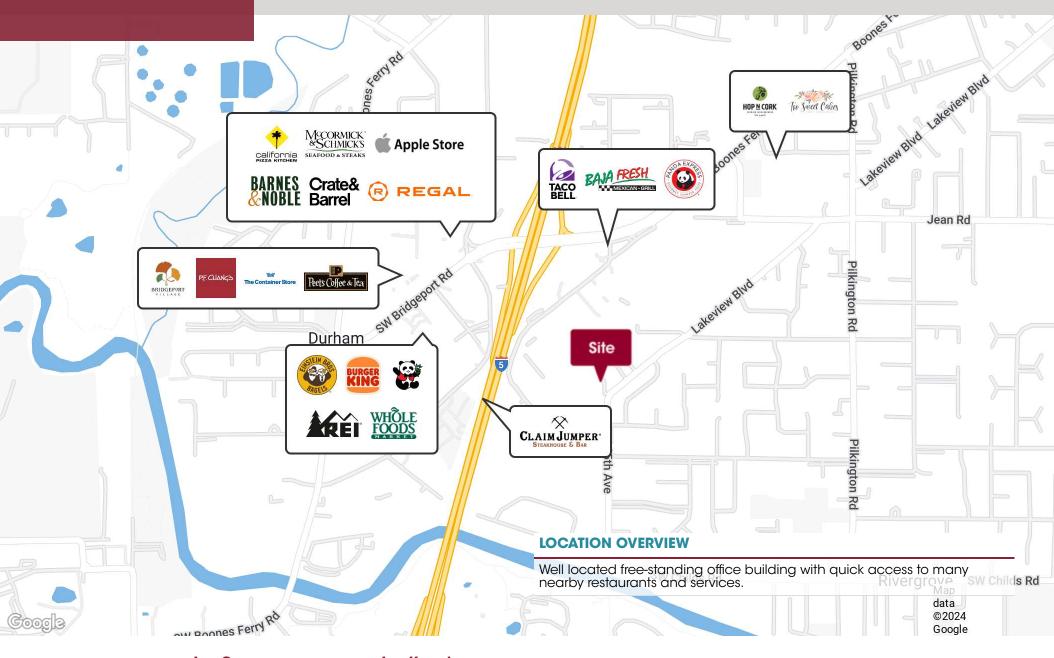
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