

Office Suite **FOR LEASE**

ON THE CORALVILLE STRIP

Highly visible 2000 SF office suite in excellent condition; contains reception area, 6 private offices, open work spaces, kitchenette, & 1 ADA restrooms. Lease is \$3,500 PSF NNN with approximately \$7.25 in pass throughs. Gross rent is \$4,708 per month including taxes, insurance and common area maintenance. Traffic count is 22,800 cars per day on 2nd Street and 6,300 cars per day on 22nd Avenue. Available now.

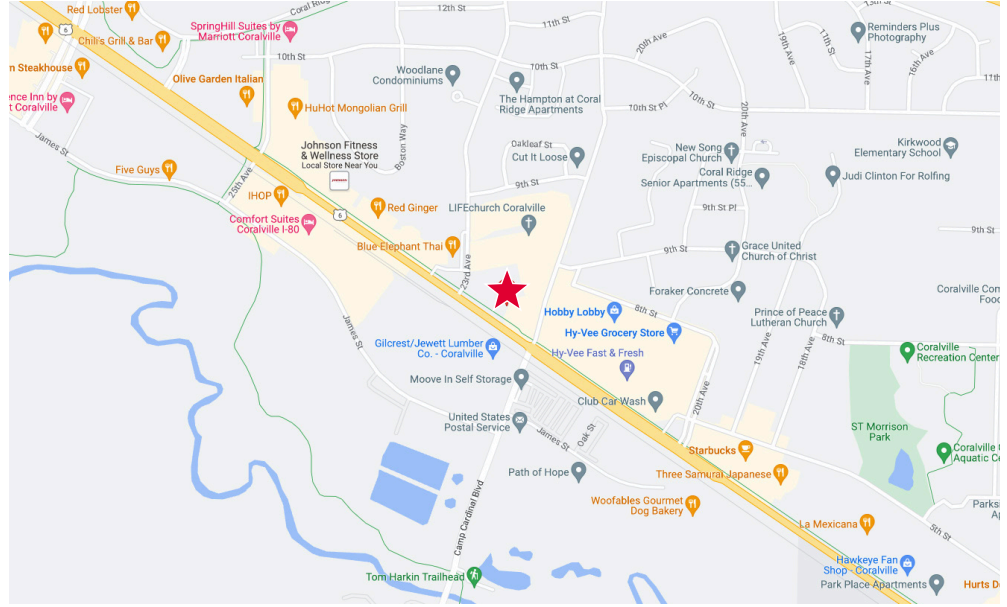
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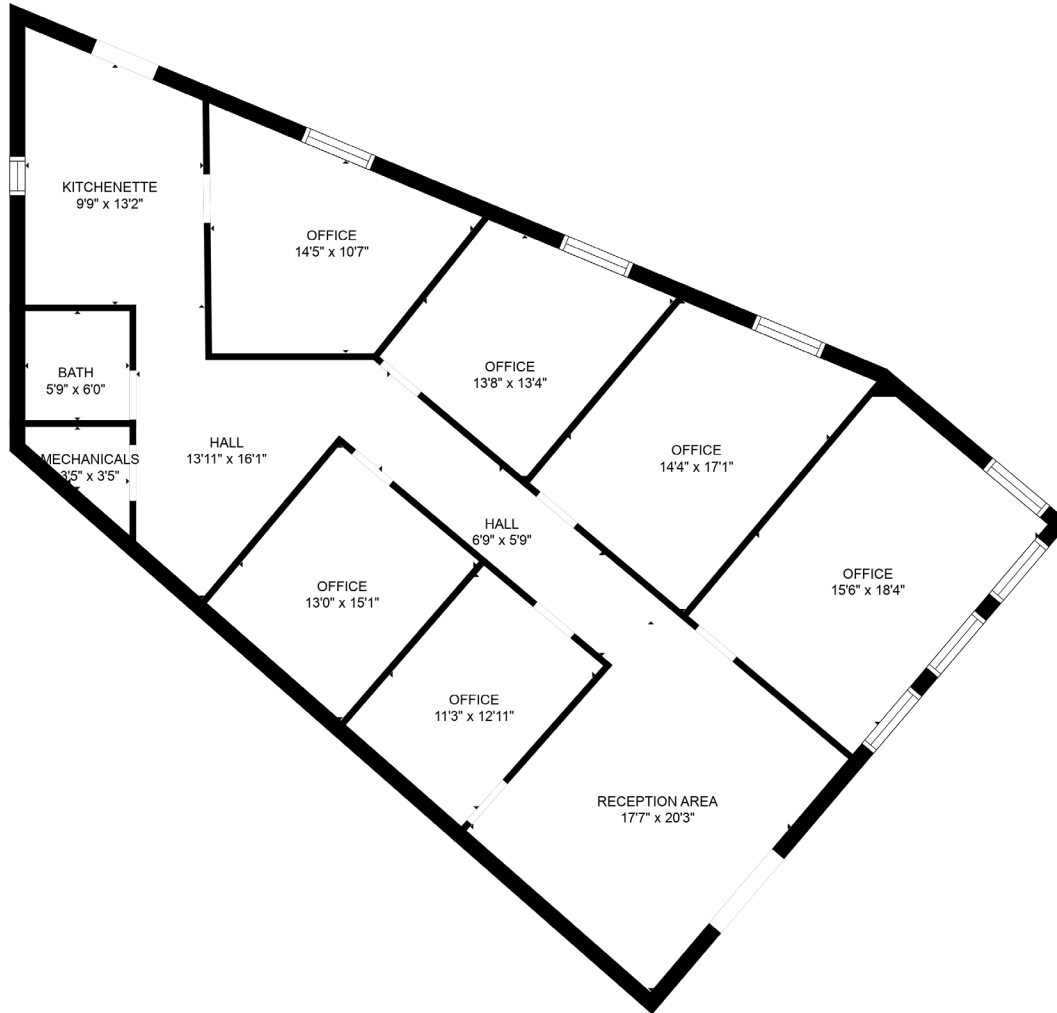


OFFERING SUMMARY

Sale Price:	\$3,500 Monthly
Lease Type:	NNN
Property Type:	Rental / Office
Year Built:	1995
Total Square Feet	1,500 SqFt
Zoning:	C-1

PROPERTY OVERVIEW

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GROSS INTERNAL AREA
FLOOR 1: 1502 sq. ft
TOTAL: 1502 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



