



Property Description

1,790 square feet of professional office space for lease. Impress your clients in these bright, airy, updated professional offices with great curb appeal. 6 offices (most with exterior windows), conference room, and 2 ADA restrooms. 154 feet of frontage along Brown Road, high traffic counts and population density with good household income. Striking building is meticulously landscaped and located across from a busy Sprouts anchored shopping center just a few miles from Loop 202 and US 60. Plenty of parking and ease of access make this an ideal location to grow your business. Building is shared with three small law firms.

Property Highlights

- Updated interior with great curb appeal with plenty of parking
- Street-facing signage on the south side of the building with monument signage coming soon
- 154 feet of frontage along Brown Road opposite popular Sprouts anchored center

Offering Summary

Lease Rate:	\$16.00 SF/yr (NNN)
100 Yards From Gilbert & Brown:	45,000 VPD
Available SF:	1,790 SF
Lot Size:	33,572 SF
Building Size:	6,321 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,586	50,736	109,487
Total Population	13,932	141,613	291,552
Average HH Income	\$112,432	\$85,560	\$81,318



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Each Office Independently
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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TOTAL BUILDING AREA: 1,790.5 S.F. AVAILABLE OFFICE SPACE SHOWN IN GREEN



YOUR SIGNAGE CAN BE PLACED ON THIS WALL FACING BROWN ROAD

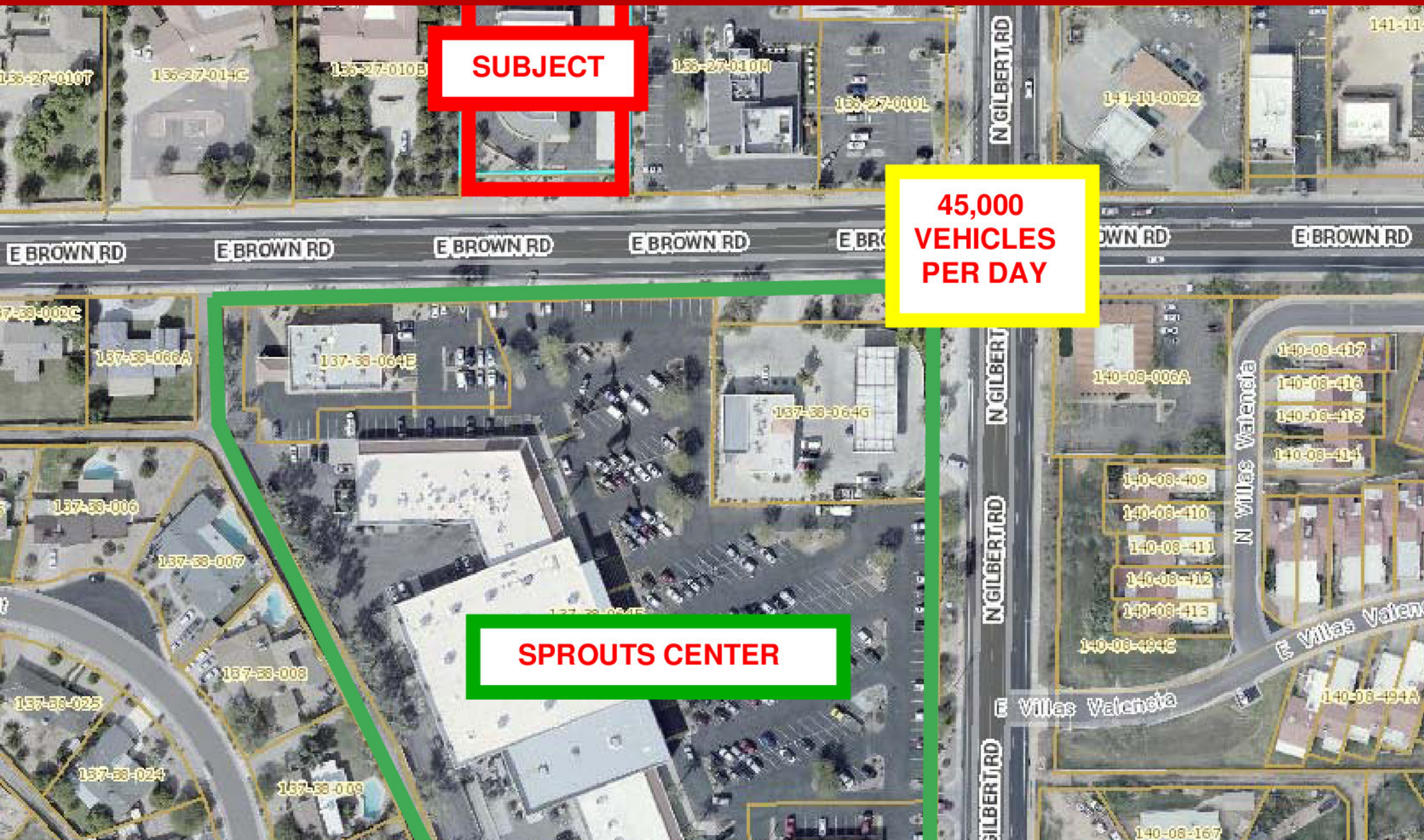


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Map
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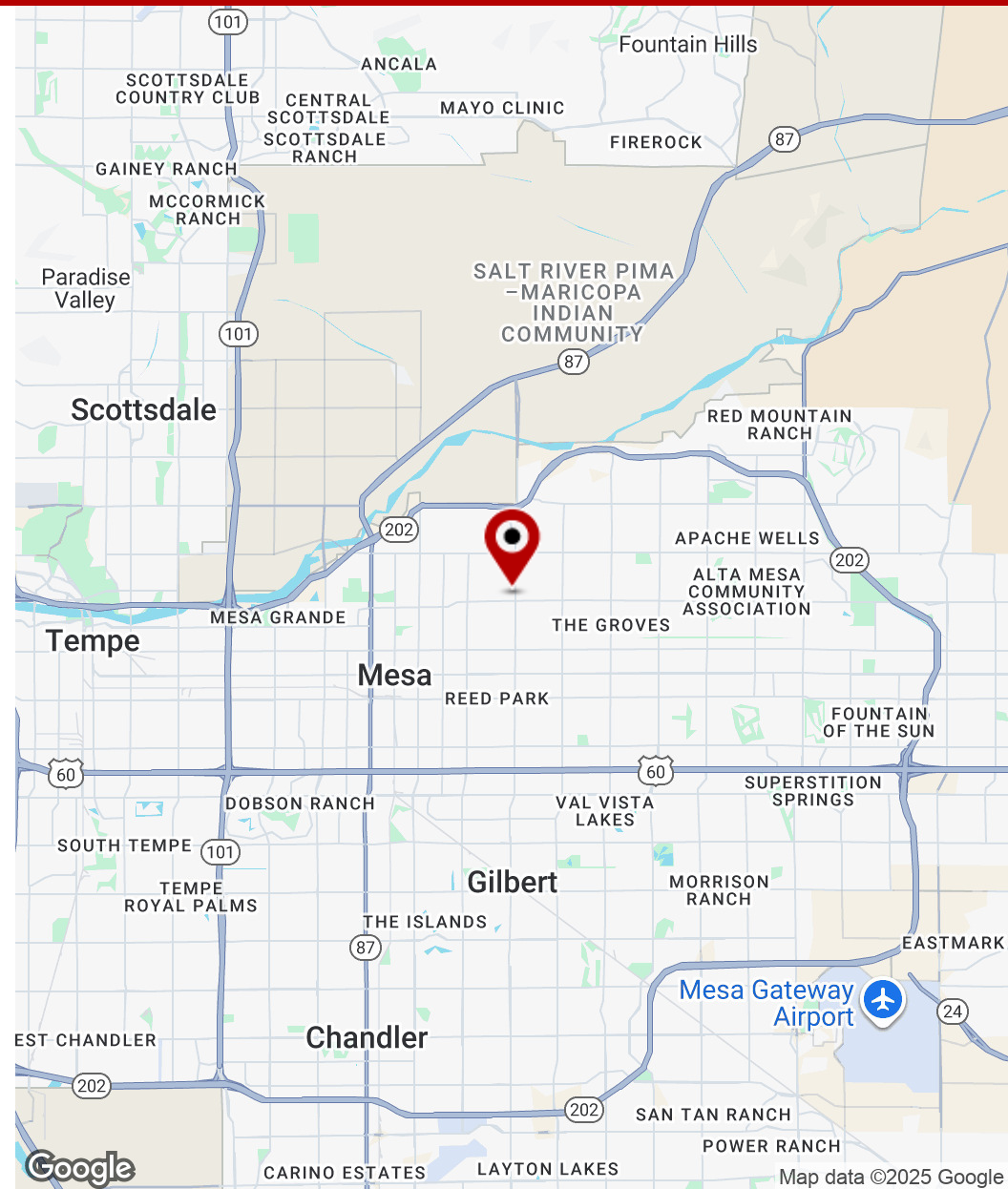
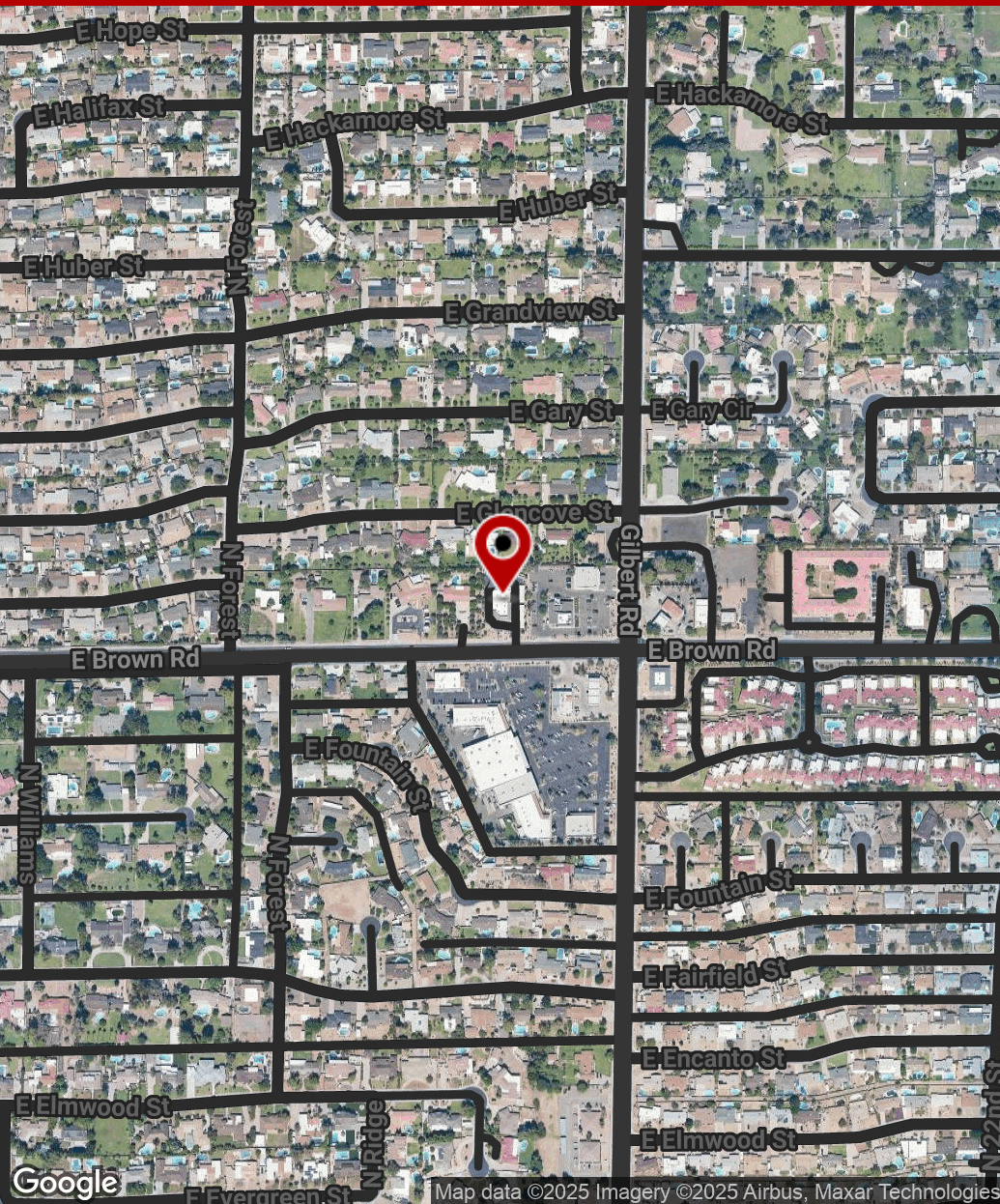


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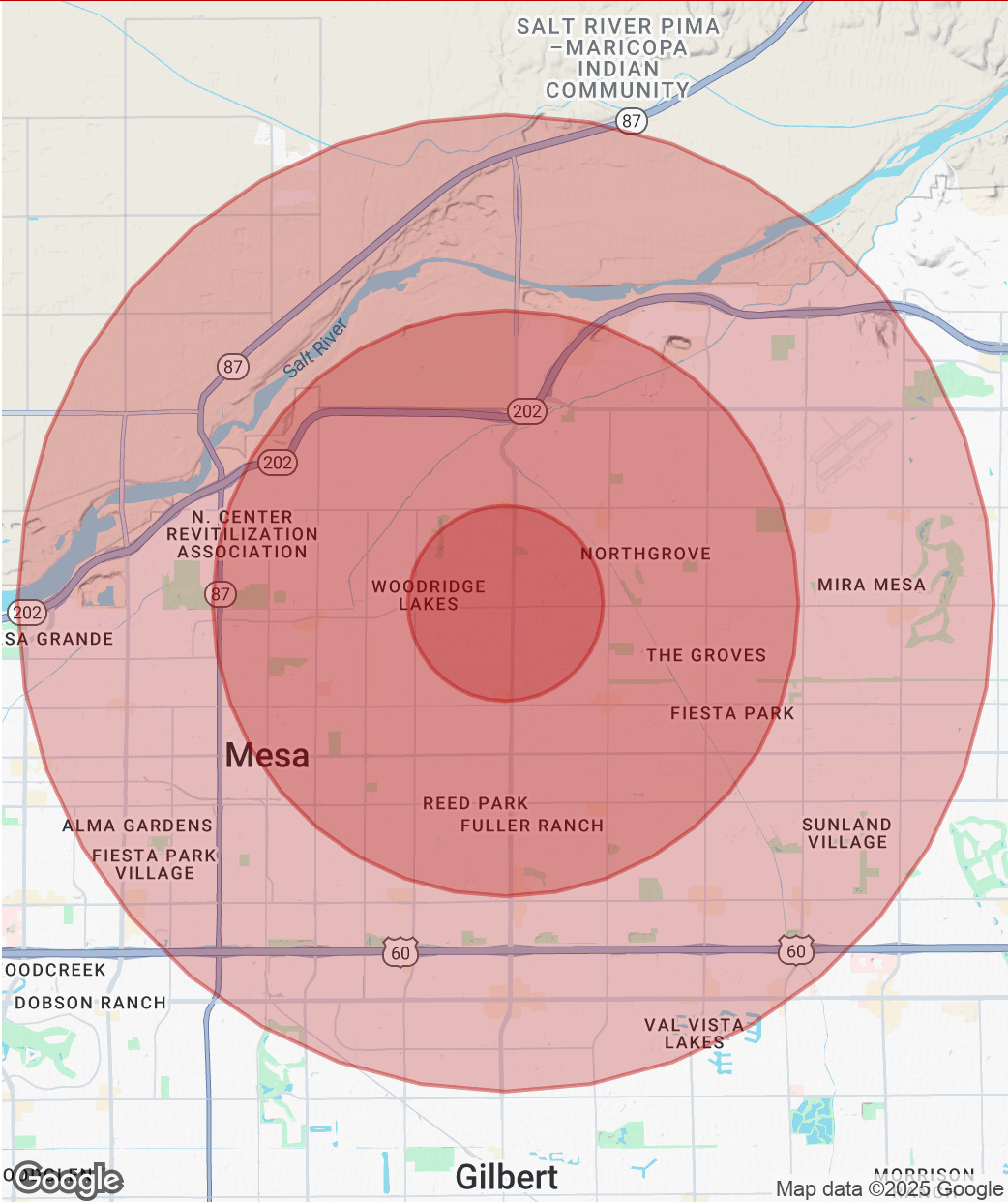
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Population	1 Mile	3 Miles	5 Miles
Total Population	13,932	141,613	291,552
Average Age	38.2	38.1	38.8
Average Age (Male)	37.2	37.2	37.7
Average Age (Female)	39.1	39.1	39.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,586	50,736	109,487
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$112,432	\$85,560	\$81,318
Average House Value	\$384,477	\$331,442	\$314,580

***Demographic data derived from 2024 CoStar estimates



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