



PROPERTY DESCRIPTION

This well-appointed professional office space offers an abundance of natural light, with windows along every exterior wall of the suite. The space features 10-foot ceilings and an efficient, functional layout designed to accommodate a variety of professional office users. The suite includes a welcoming lobby with receptionist workstation, six private offices, a spacious conference room, kitchenette, and two handicap-accessible restrooms. Ample parking is conveniently available on both the east and west sides of the building, providing easy access for employees, clients, and visitors.

PROPERTY HIGHLIGHTS

- Abundant Natural Light
- 10-Foot Ceilings
- Efficient Office Layout
- Convenient Amenities
- Ample On-Site Parking
- 2026 Estimated NNN Expenses - \$7.07/sf

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Number of Units:	1
Available SF:	2,453 SF
Lot Size:	50,323 SF
Building Size:	10,428 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	208	876	3,344
Total Population	485	2,083	8,060
Average HH Income	\$123,476	\$122,712	\$121,782

ADAM RATHBUN, CCIM, SIOR

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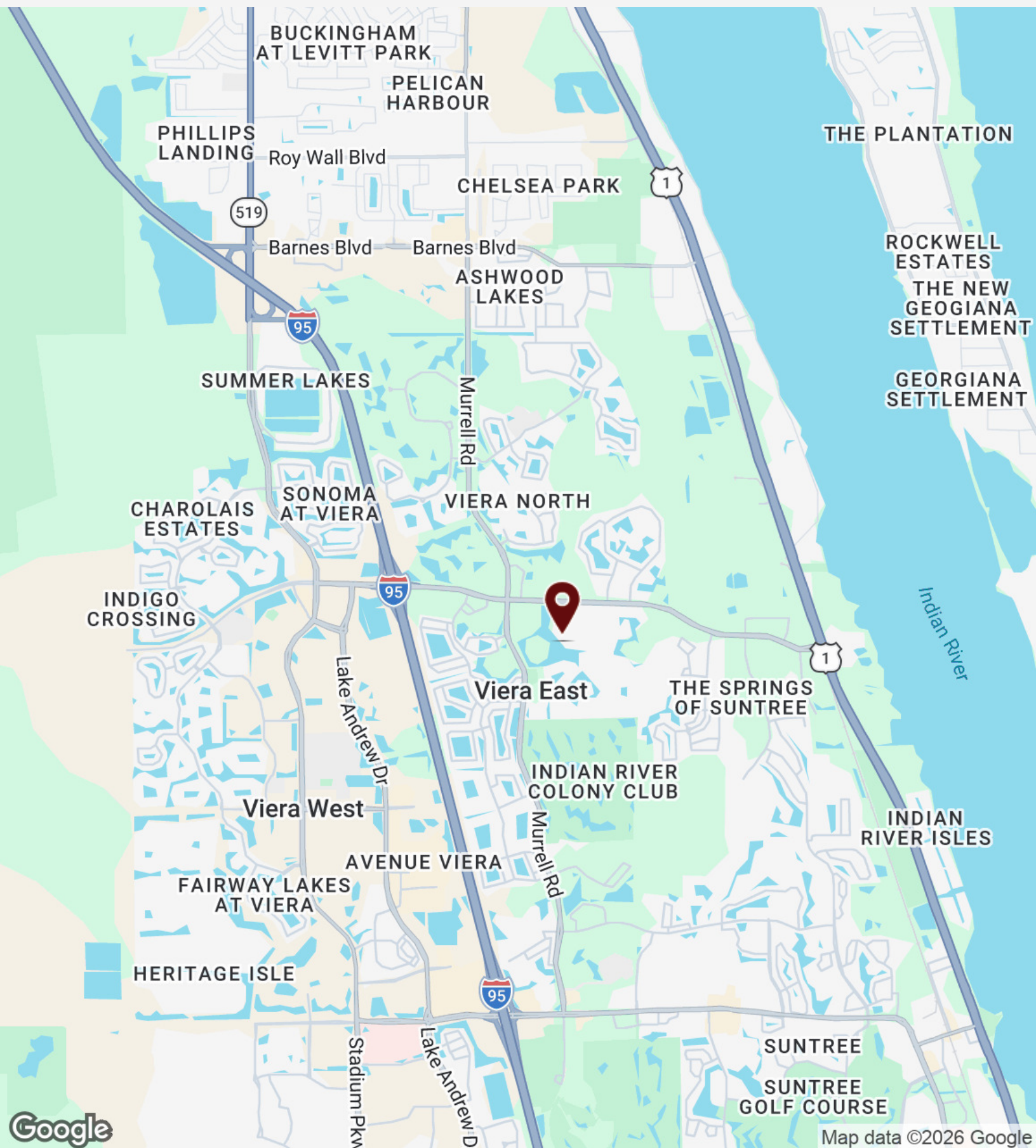
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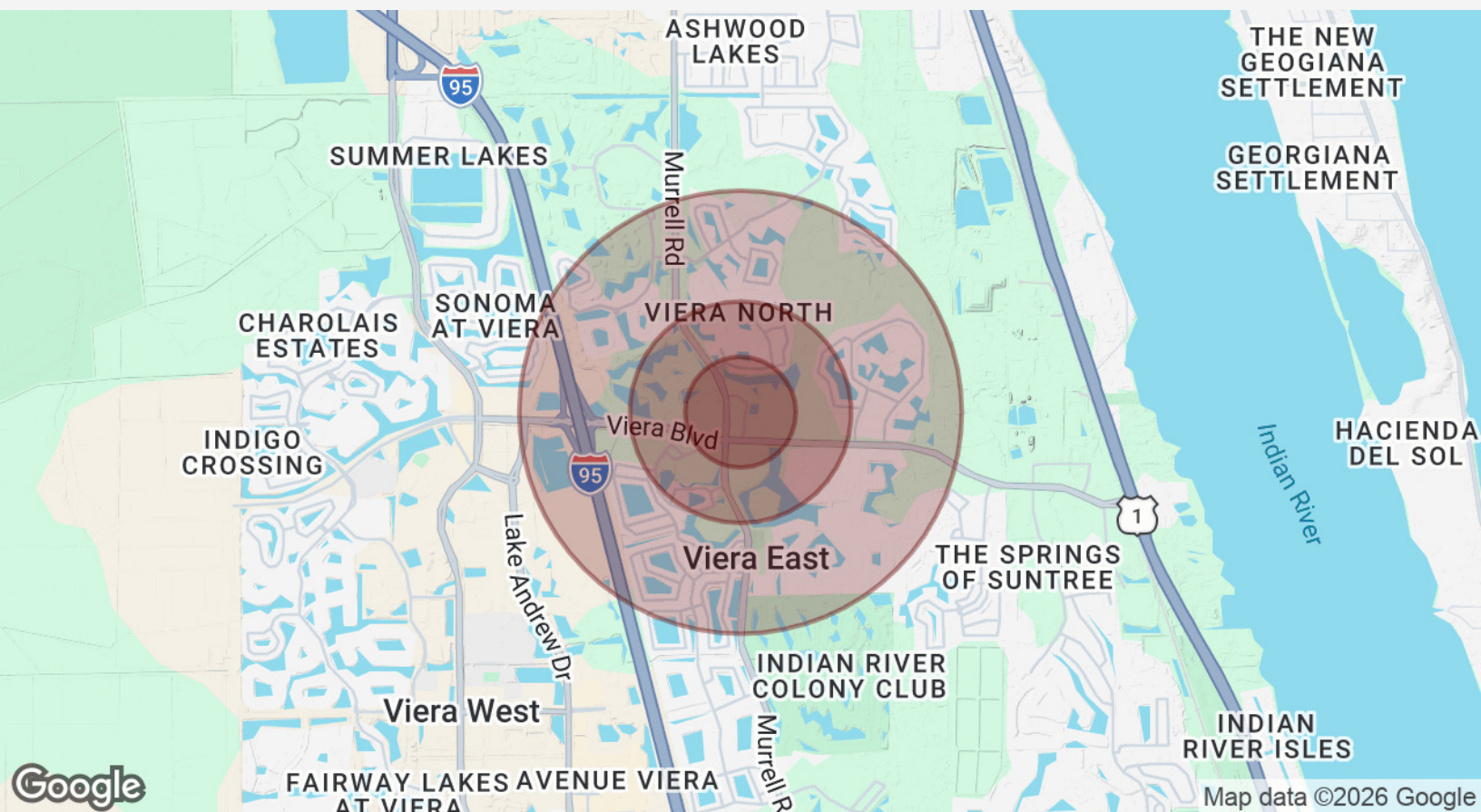
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	485	2,083	8,060
Average Age	49.5	47.8	47.2
Average Age (Male)	54.8	51.9	50.3
Average Age (Female)	46.7	46.1	45.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	208	876	3,344
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$123,476	\$122,712	\$121,782
Average House Value	\$420,742	\$397,151	\$401,598

2023 American Community Survey (ACS)

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