

PROPERTY SUMMARY



LOCATION DESCRIPTION

Located on the north side of Gladiolus between Winkler Road and Bass Roads.

Close to the Health Park Campus

PROPERTY DESCRIPTION

Excellent 1700 SF office space in a building with a new roof and freshly painted building.

PROPERTY HIGHLIGHTS

- Covered drop-off area at elevators
- Ample Parking
- · Second-story office with lake view
- Dedicated covered parking space
- · Other tenants include a Dentist, Hari Salon, and Audiologist

OFFERING SUMMARY

LEASE RATE:

AVAILABLE SF: 1,700 SF LOT SIZE: 170,320 SF		Ψ11.0	ψι 1100 σι γ γι (ι τι τι τ)	
LOT SIZE: 170,320 SF BUILDING SIZE: 7,052 SF DEMOGRAPHICS 1 MILE 5 MILES 10 MILES TOTAL HOUSEHOLDS 6,515 78,455 220,839 TOTAL POPULATION 8,364 112,335 373,622	NUMBER OF UNITS:			1
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DEMOGRAPHICS 1 MILE 5 MILES 10 MILES TOTAL HOUSEHOLDS 6,515 78,455 220,839 TOTAL POPULATION 8,364 112,335 373,622	LOT SIZE:			170,320 SF
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TOTAL POPULATION 8,364 112,335 373,622	DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
	TOTAL HOUSEHOLDS	6,515	78,455	220,839
AVERAGE HH INCOME \$50,836 \$52,877 \$60,005	TOTAL POPULATION	8,364	112,335	373,622
	AVERAGE HH INCOME	\$50,836	\$52,877	\$60,005

LAURI ALBION

JOHN ALBION

O: 239.851.5492 lauri.albion@svn.com john.albion@svn.com

O: 239.410.2234

\$14.50 SF/vr (NNN)

OUTSIDE PICTURES



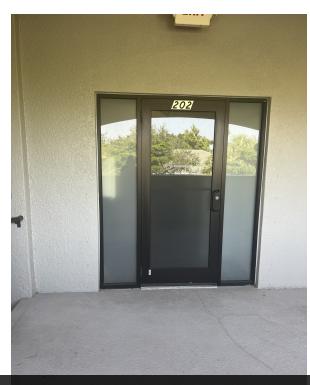


Front of Building

Covered Drop-Off At Stairs and Elevator







Front Entrance To Unit

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UNIT PICTURES







Reception Area

Open Office Area

Large Office







Storage/Small Office

Open Office Area

Bathroom

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