



### Offering Summary

Lease Rate:	\$19.00 SF/yr (Full Service)
Available SF:	6,508 - 16,510 SF
Building Size:	66,000 SF

### Property Highlights

- Class "A" Office Space
- Geothermal HVAC
- Energy Star Certified
- 10' Ceiling Heights
- 5.2 Parking Spaces Per 1,000 SF

### Property Description

Constructed of architectural tilt wall, classic window shade awnings and modern glass, the building is designed to accommodate a number of flexible office type users. Standard finishes include granite counter tops, 2x2 tegular ceiling tiles, broadloom carpet, ceramic and slate tile. Building insulation in the roof and walls are all above code compliance to create an energy efficient modern building envelope. The building is heated and cooled with the latest energy saving components including geothermal HVAC. LED lighting, security features, conference rooms, and window coverings.

**RICK PRITCHETT, CCIM**

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**PRECORRUFFIN**

For Lease

715 NE 122nd

BUILDING THREE AT MARKET CENTER



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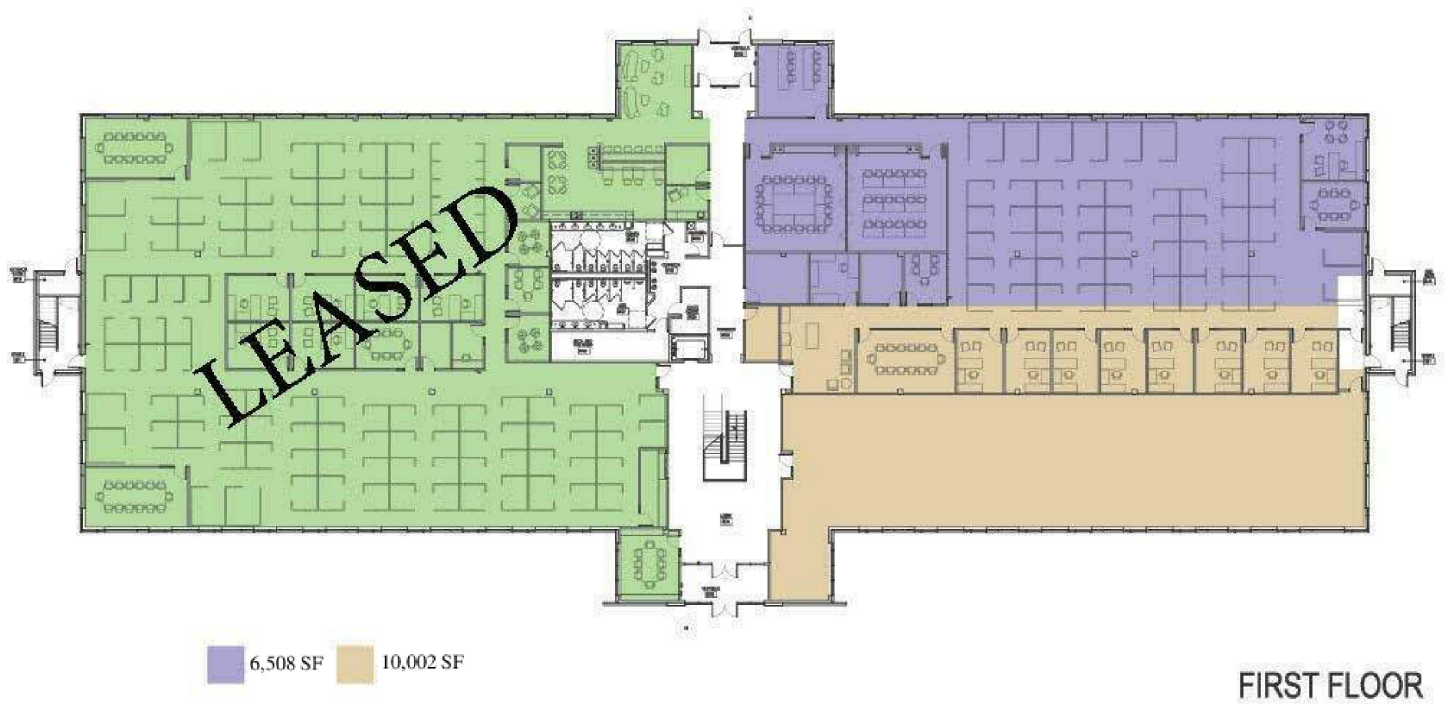
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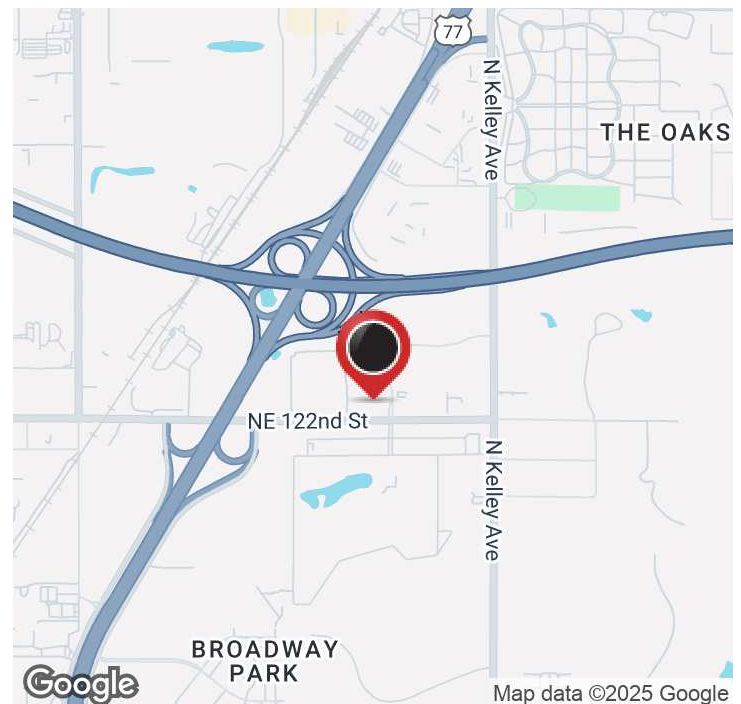
## 715 NE 122nd

### BUILDING THREE AT MARKET CENTER



Population	1 Mile	5 Miles	10 Miles
Total Population	2,673	147,041	447,023
Average Age	31.5	33.6	36.0
Average Age (Male)	30.4	31.4	34.6
Average Age (Female)	32.7	35.2	37.0

2020 American Community Survey (ACS)



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