

# WINDSONG OFFICE PARK

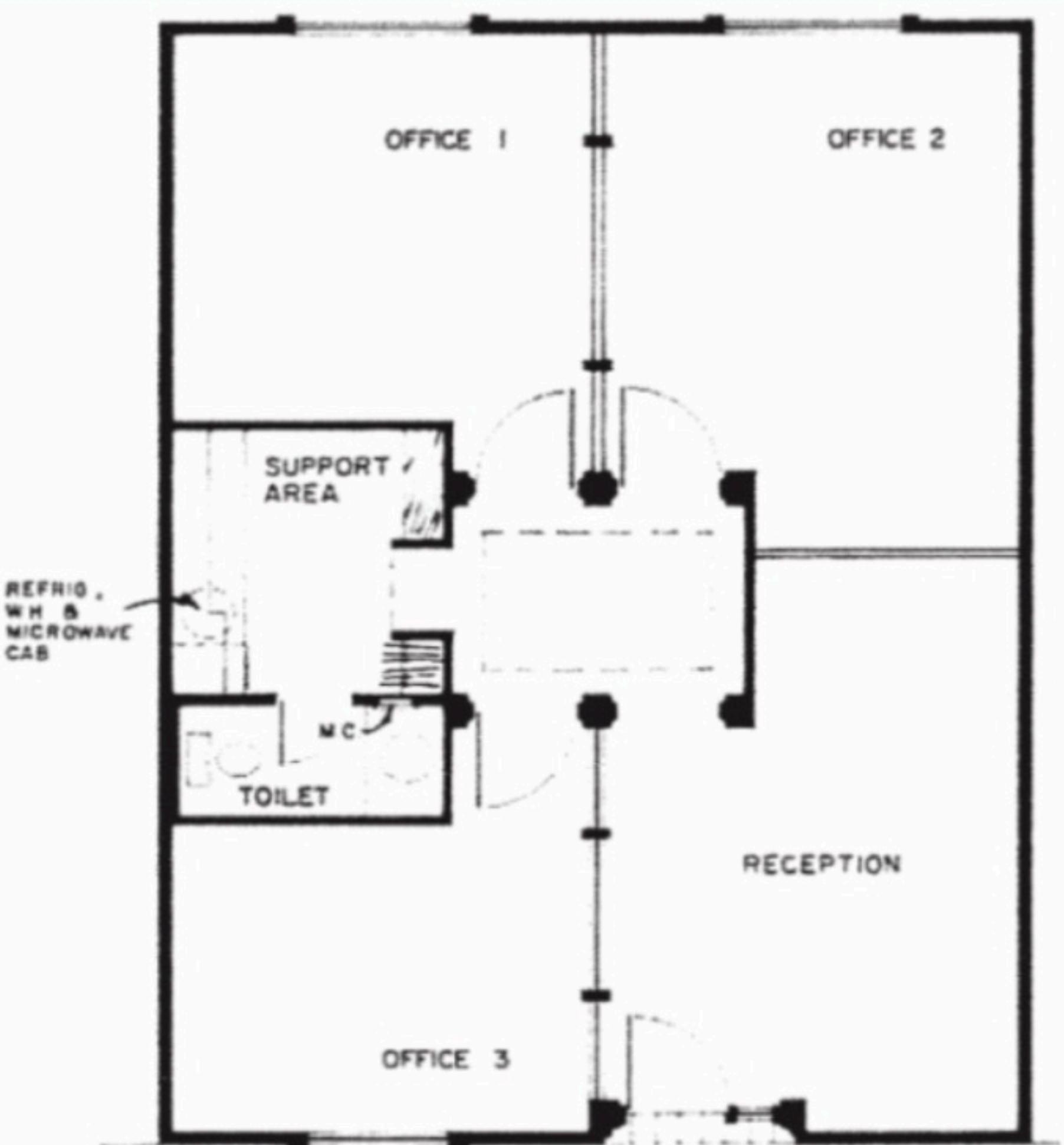
South Lamar's Walkable Garden Office Park

Private Offices - Suite 12

Available Immediately

The suite consists of 3 spacious picture windowed offices, reception/waiting area, private bathroom and work/break-room. High speed fiber optics available through Google. Under-counter refrigerator and microwave provided.

Square Footage	898 SF
Rate per SF	\$21.00 NNN
OpEx	\$14.56 + E & J
Monthly Rent	\$2,698 + E & J
Term	5 years
Condition	Full Build-Out
Timing	May 1, 2026
Parking	4 per 1,000 SF



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