

## A complete building remodel is planned.



Remodel Renderings

### SPACE AVAILABLE:

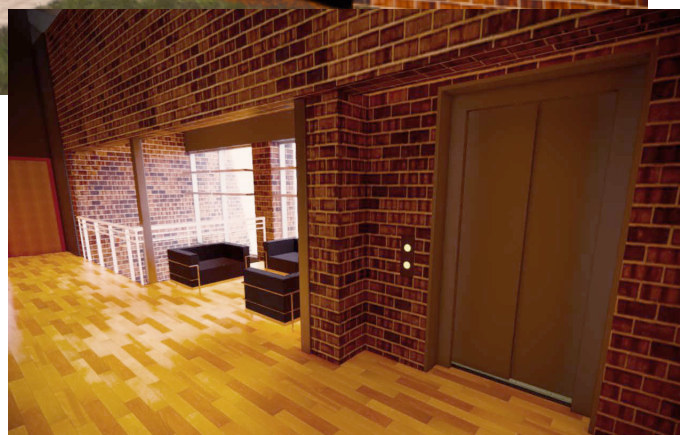
	SIZE/SF:	RATE/SF/YR:	RATE/MO:
FIRST FLOOR WEST:	7,680 <sup>+/-</sup>	\$21.00	\$13,440.00
SECOND FLOOR WEST:	7,680 <sup>+/-</sup>	\$21.00	\$13,440.00
SECOND FLOOR EAST:	4,500 <sup>+/-</sup>	\$21.00	\$7,875.00
SECOND FLOOR ALL:	12,180 <sup>+/-</sup>	\$21.00	\$21,315.00

LANDLORD PAYS: Landlord pays all base year operating expenses.

TENANT PAYS: Janitorial and interior maintenance within the space.

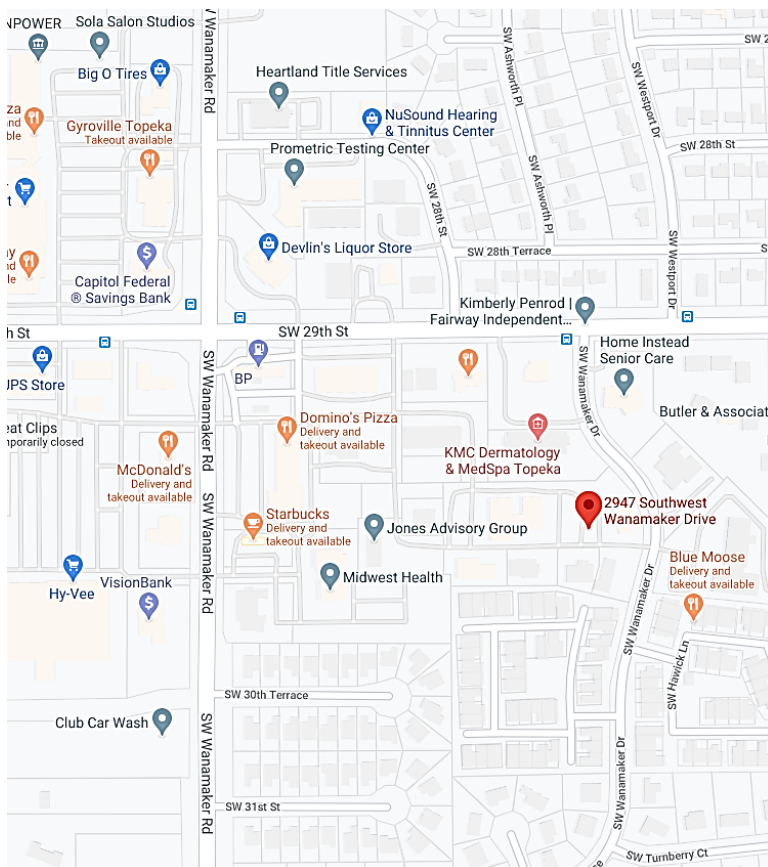
**BUILDING FEATURES:** Secure office building on Wanamaker Drive with nice space for lease featuring windowed offices, break room, large meeting room, and storage space.

**LOCATION FEATURES:** Located just east of 29th & Wanamaker Road. This building is in an active office neighborhood surrounded by residential housing.



## [3D WALK-THROUGH LINK](#)





#### PROPERTY SUMMARY

LEASE RATE	\$18.50/SF/YR
SPACE AVAILABLE	4,500 - 12,180 <sup>+/-</sup> SF
BUILDING SIZE	26,128 <sup>+/-</sup> SF
ZONING	C-4 Commercial, O&I-2 Office and Institutional, and PUD Planned Unit Development
YEAR BUILT	1985
RENOVATED	2006
CONSTRUCTION	Wood frame and masonry
PARKING	Front door parking
PLUMBING	Male and female restrooms
HEAT & AIR SYSTEM	Forced air heat and central air conditioning

**3D Walk-Through Link**

EXCLUSIVELY LISTED BY:

**MIKE MORSE**

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