



### Summary

|               |  |
|---------------|--|
| Lower Level:  | Suite 50 – 1,288 SF<br>Suite 60 – 1,807 SF |
| Available SF: | 3,095 SF                                   |
| Sale Price:   | \$804,700 (\$260.00/SF)                    |
| Condo Fees:   | \$1,983/Quarter<br>(\$661/Month)           |
| Taxes:        | \$3,284.91/Year                            |
| Lease Rate:   | \$19.75/SF NNN<br>(NNN=\$5/SF)             |

### Property Highlights

- Fully built out high end wellness center
- Beautiful Yoga Studio and Upscale Spa Rooms
- Ample electric + plumbing for any buildout
- Separate direct side entrance or elevator access
- Efficiently built building

| Demographics      | 2 Mile    | 5 Mile    | 10 Mile   |
|-------------------|-----------|-----------|-----------|
| Total Households: | 12,148    | 55,300    | 136,190   |
| Total Population: | 33,185    | 156,869   | 401,566   |
| Average HH Income | \$180,245 | \$165,039 | \$173,281 |

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Ellie Bechtle**  
 703.435.4007 x 107  
 ebechtle@veritycommercial.com

**Ken Traenkle**  
 703.435.4007 x 102  
 ktraenkle@veritycommercial.com

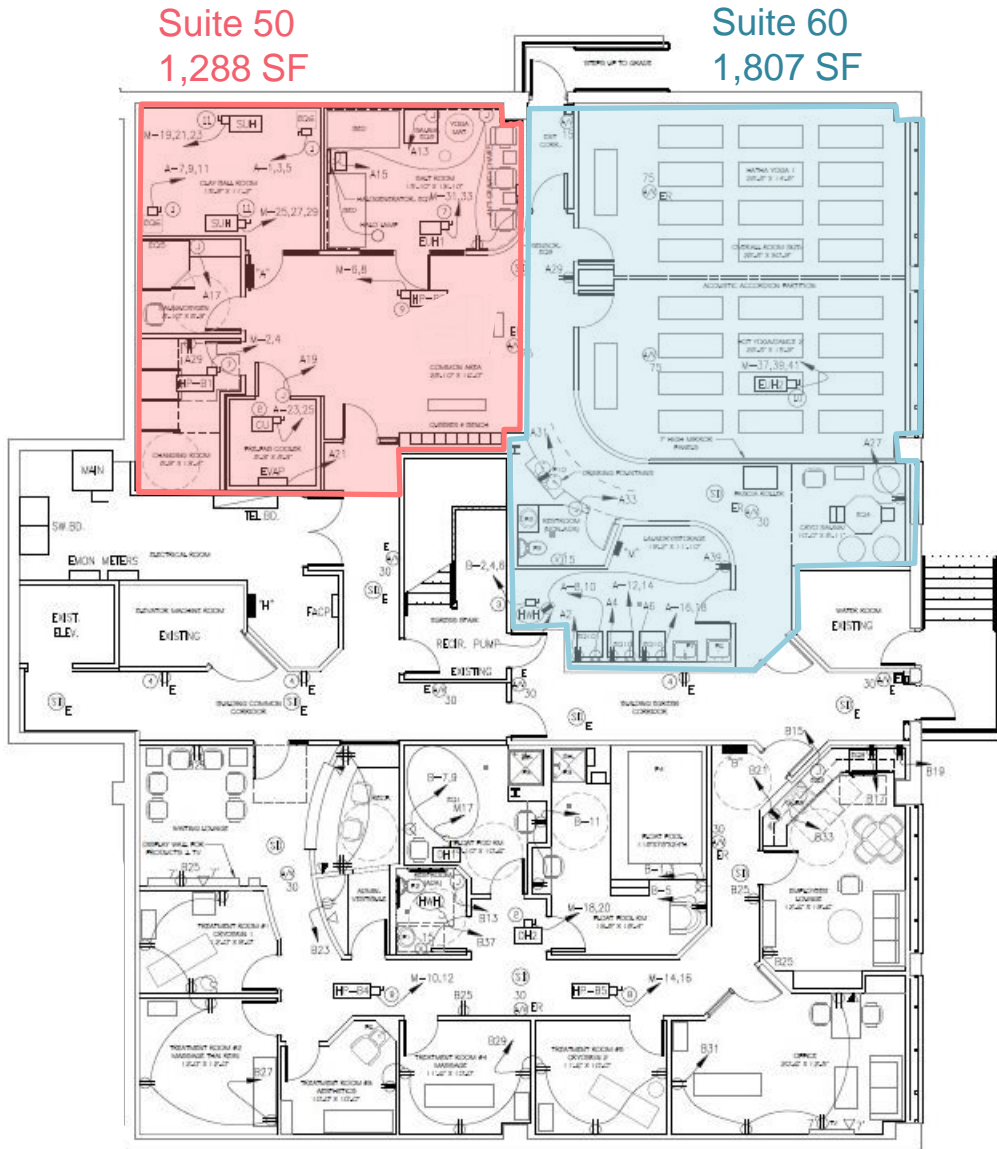
Photos



**Ellie Bechtle**  
703.435.4007 x 107  
ebechtle@veritycommercial.com

**Ken Traenkle**  
703.435.4007 x 102  
ktraenkle@veritycommercial.com

Floor Plan

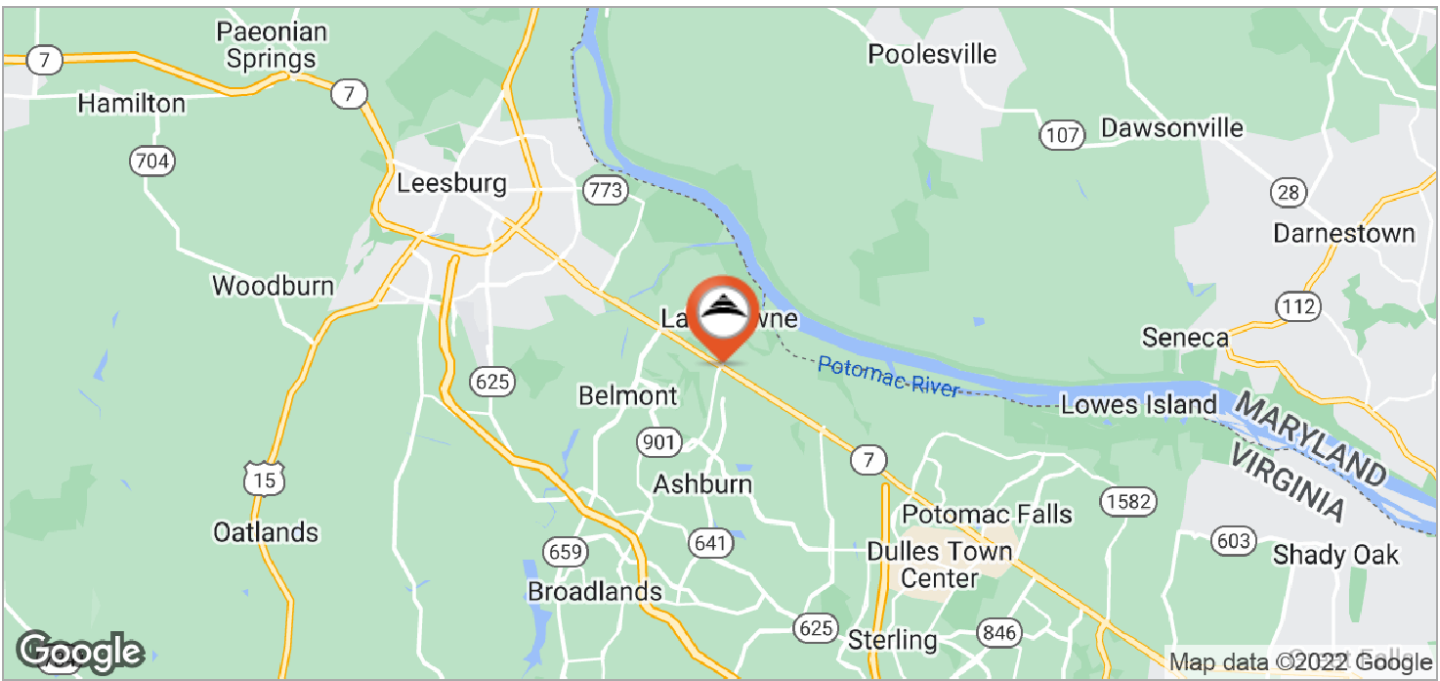
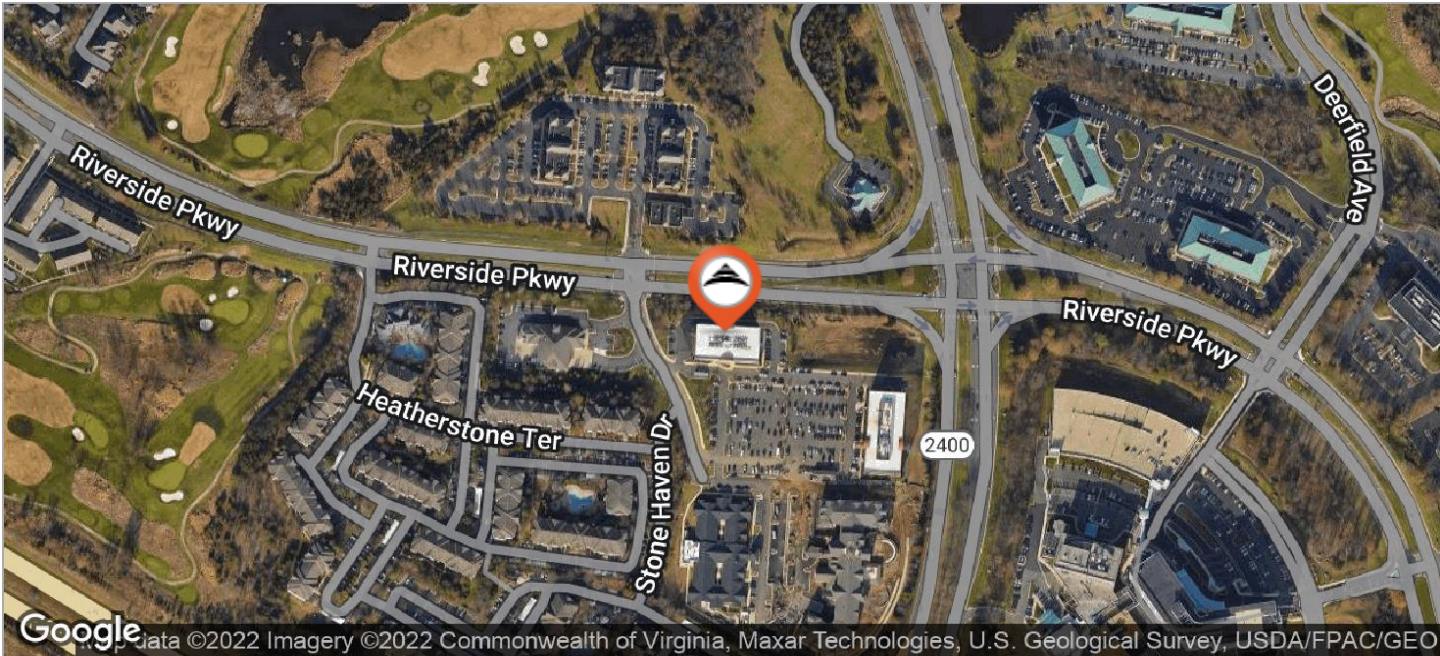


The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Ellie Bechtle**  
703.435.4007 x 107  
ebechtle@veritycommercial.com

**Ken Traenkle**  
703.435.4007 x 102  
ktraenkle@veritycommercial.com

Maps



**Ellie Bechtle**  
703.435.4007 x 107  
ebechtle@veritycommercial.com

**Ken Traenkle**  
703.435.4007 x 102  
ktraenkle@veritycommercial.com