

Property Overview

- · Corner lot on highly trafficked S. Broadway
- Walker's Paradise (Walk Score: 95)
- · Many restaurants and bars within walking distance
- · Fantastic location for restaurant/bar with high pedestrian traffic
- · Restaurant/Bar concept would be considered for 1st Floor

Property Details

| Building Size | 49,524 SF |
|---------------|---|
| Availability | 2nd, 5th Floors: +/- 2,180 SF 1st Floor: +- 2,180 SF |
| Land SF | 79,715 SF |
| Parking | 50 Surface |

Office Lease Rate: \$27.00/FSG

Retail Lease Rate:

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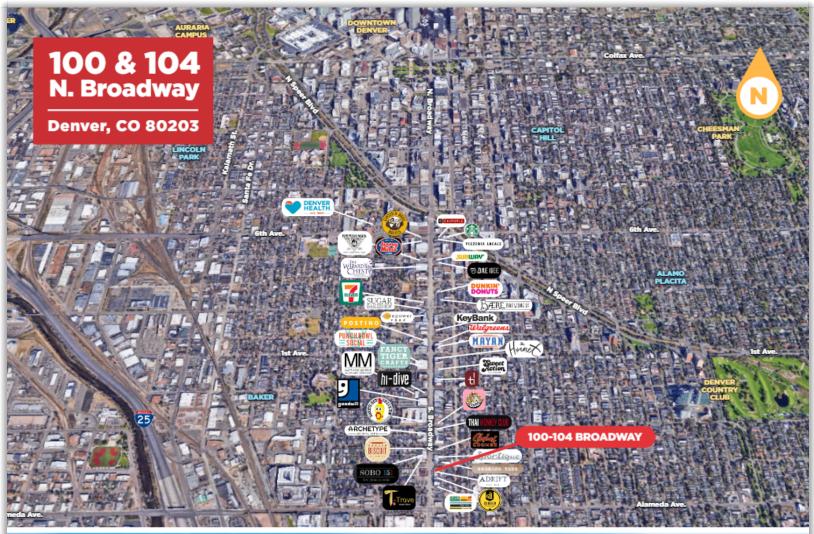
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