

# 3380 Woods Edge Circle #102



## 2,071 SF OF OFFICE SPACE



## O F F E R I N G M E M O R A N D U M

### LISTED BY INVESTMENT PROPERTIES CORPORATION

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*Licensed Real Estate Broker*

# OFFERING SUMMARY

UNIT SIZE: 2,071 square feet  
CONSTRUCTION: Concrete Block  
YEAR BUILT: 2001  
ZONING: CPD  
RE TAXES (2025): \$4,857.46  
EST. CONDO FEES: \$2,400 per quarter



LIST PRICE

**\$719,000 | \$347 PSF**

GROSS RENT

**\$5,500/month**

# SALES AGENT



**Christine McManus CCIM, SIOR**  
Principal



**FOR MORE INFORMATION:**

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# BUILDING PHOTOS



