

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$4,500,000
Price/SF	\$153.49/SF
Total Size:	29,318 SF
1113 Building Size:	7,968 SF
1117 Building Size:	8,950 SF
1121 Building Size:	12,400 SF

PROPERTY OVERVIEW

3 Property Portfolio Available for Sale and Lease. Three multi-tenant office buildings in a prominent Midwest city, on S Douglas. These distinguished properties offer a range of suite configurations, providing flexible space solutions for various business needs. Featuring modern amenities, ample parking, and convenient access to major thoroughfares, it presents an excellent opportunity for investors and companies seeking a prestigious location. Ideal for professional use with strong potential for growth and visibility.

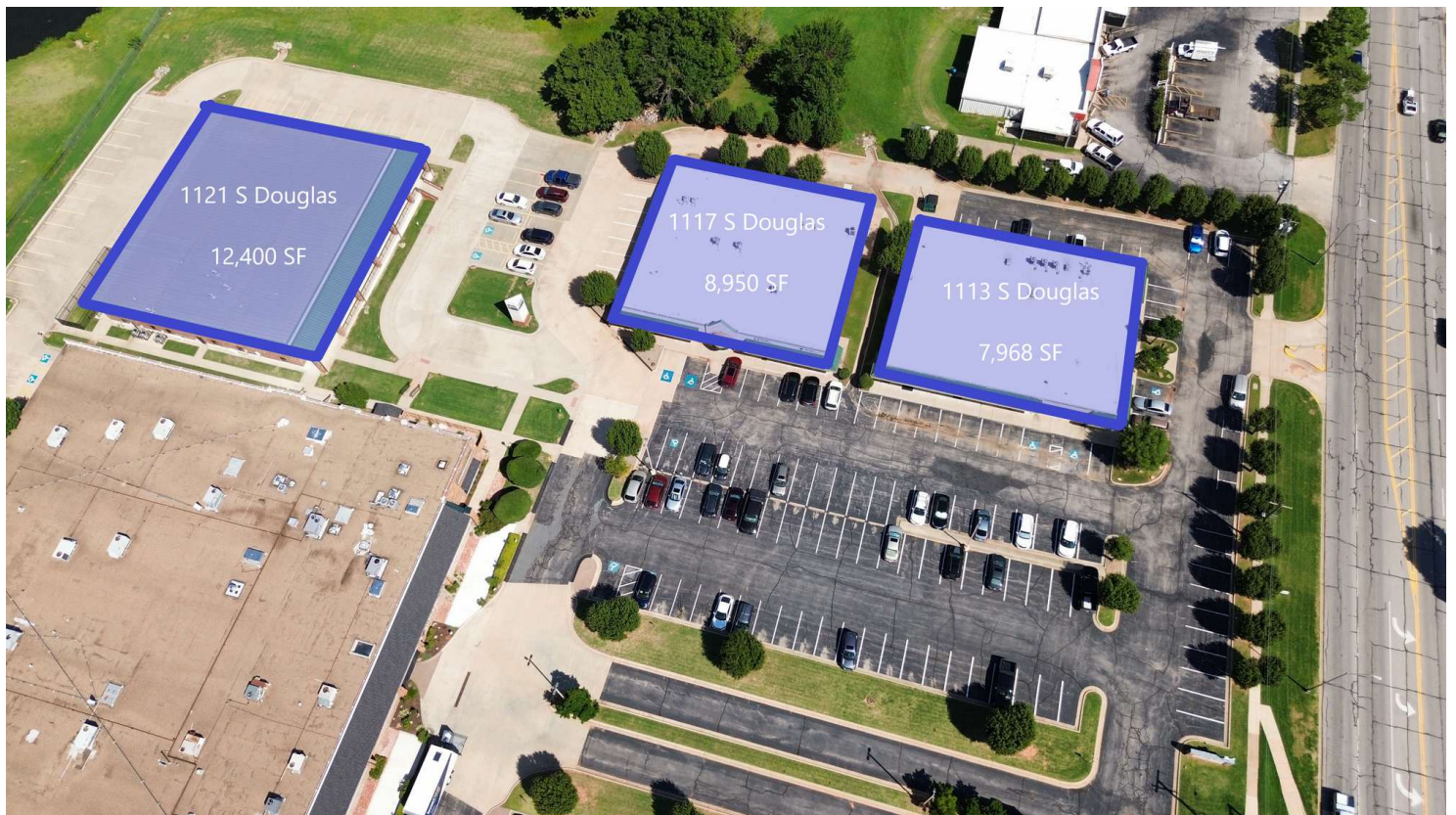
SPACES	LEASE RATE	SPACE SIZE
1121-D	\$12.50 SF/yr	2,050 - 6,150 SF
1121-E	\$12.50 SF/yr	2,050 - 6,125 SF
1121-F	\$12.50 SF/yr	2,050 - 6,125 SF

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1113-1121 SOUTH DOUGLAS BOULEVARD
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ADDITIONAL PHOTOS



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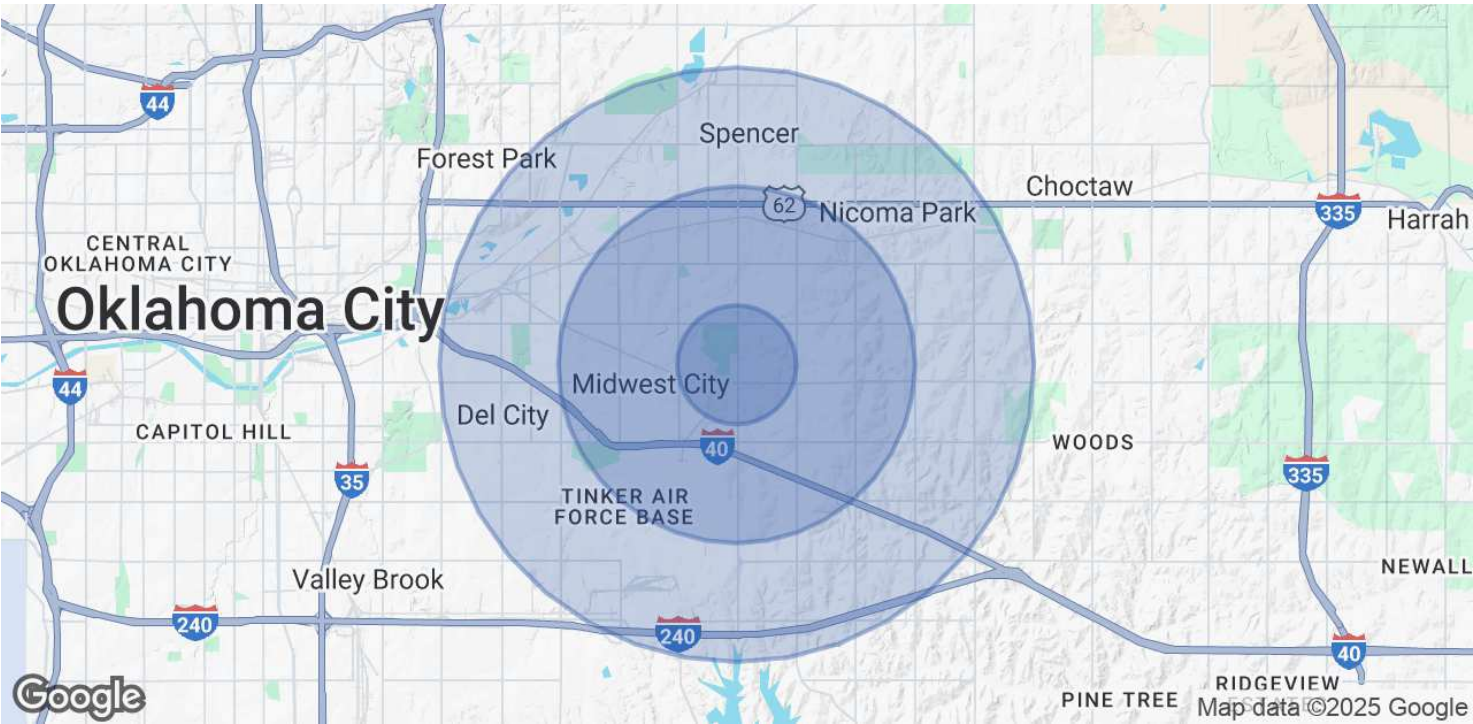
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,293	56,970	105,217
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,919	23,886	42,535
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$80,809	\$71,719	\$75,305
Average House Value	\$236,239	\$192,633	\$192,970

Demographics data derived from AlphaMap