



LEASE RATE: \$35 / SF NNN • AVAILABLE: 2,609–5,266 SF • CONDITION: SHELL

PROPERTY SUMMARY

Lease Rate: \$35.00 / SF NNN
Availability: 2,609 to 5,266 SF (divisible)
Condition: Shell
Visibility: Prominent along Brooks School Rd
Parking: Surface parking and ADA spaces

TENANT HIGHLIGHTS

- Excellent visibility and signage opportunity on a growing corridor
- Abundant on-site parking with easy ingress/egress
- High-income, fast-growing trade area (East Hamilton County)
- Ideal for retail, medical, service, or boutique office users
- Proximity to I-69 / Exit 210 retail and mixed-use hub
- Expansive growth at Hyde Park
- Perfect location for new Gatewood Lakes development
- New construction shell; customize your interior build-out

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NOW LEASING

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