

Offering Summary

Lease Rate:	\$300.00 - 4,083.33 per month (Gross; NNN)
Building Size:	40,170 SF
Available SF:	67 - 1,750 SF
Lot Size:	2.8 Acres
Year Built:	2000
Zoning:	C2-4/EC

Property Overview

Your practice will thrive at the Reserve Street Medical Center and Wellness Campus. The building offers modern, well-designed spaces with features including high ceilings, birch timbers, and ample natural light that will put your patients at ease in a quiet, spa-like environment. Common areas include multiple waiting room spaces for patients. The building has ample parking, a covered entrance, and heated sidewalks. Attractive lush landscaping fills the grounds.

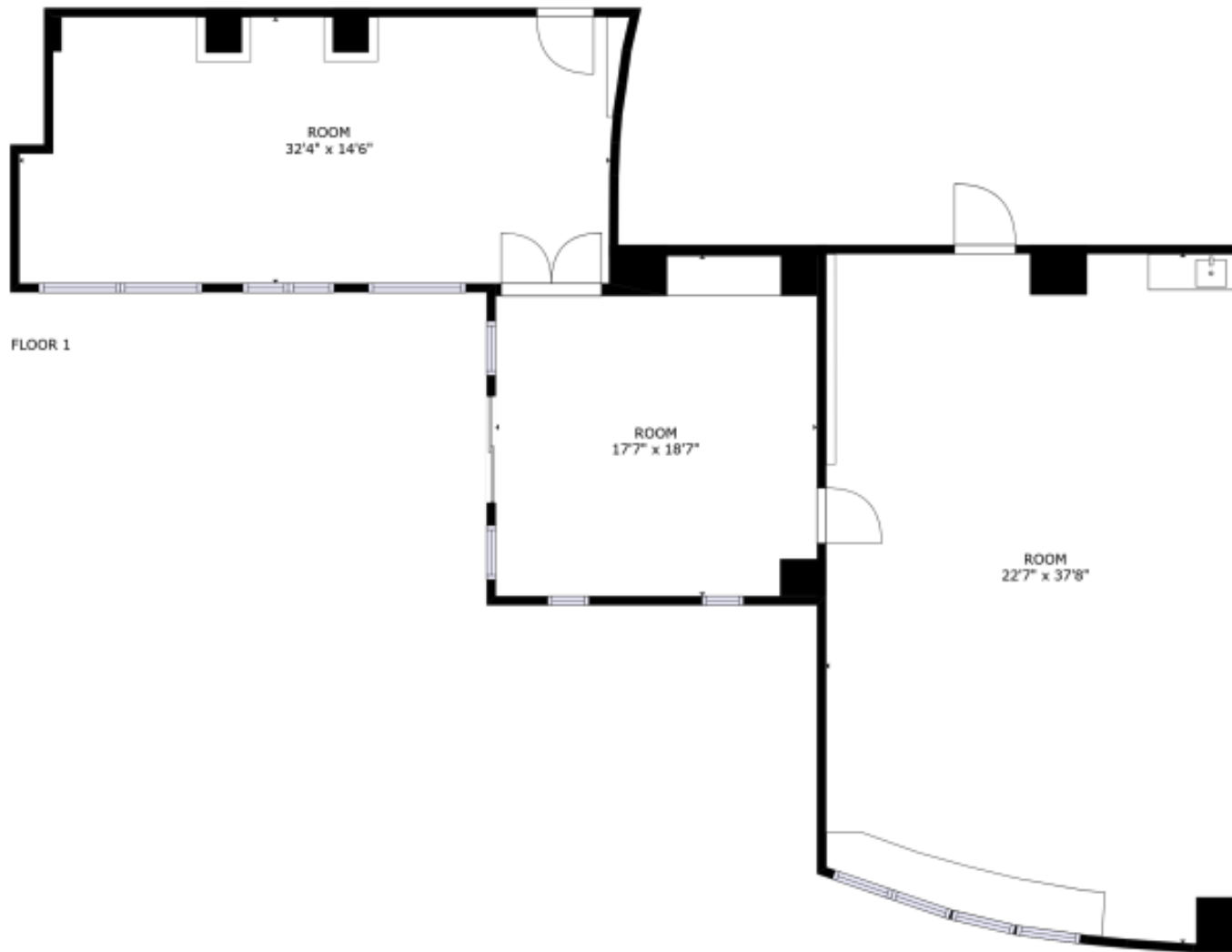
\$6.62/SF NNN estimate

Property Highlights

- Natural lighting throughout
- Heated sidewalks & covered passenger drop-off
- A variety of spaces and lease structures are available
- Several units have sinks



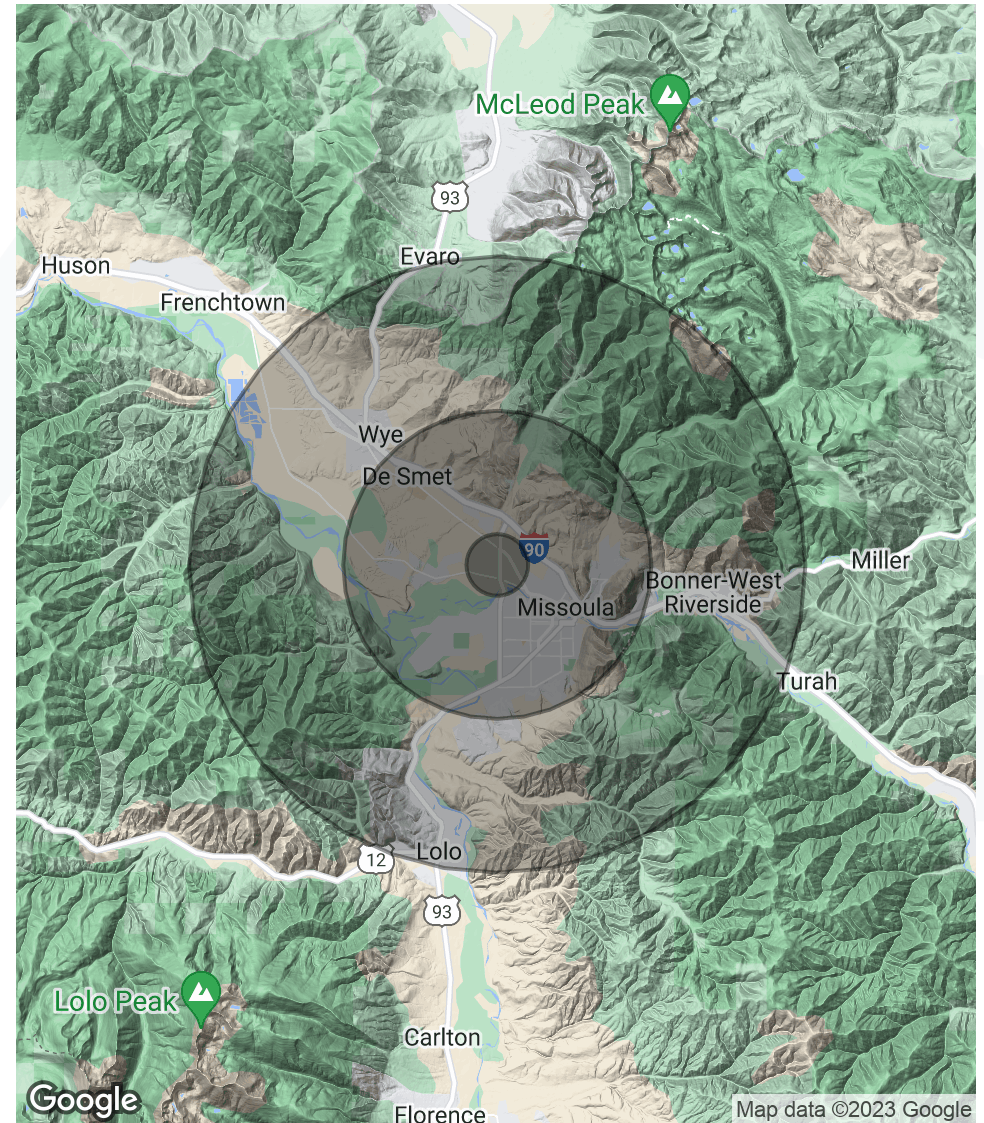






Population	1 Mile	5 Miles	10 Miles
Total Population	3,682	89,677	120,651
Average Age	30.1	31.4	32.7
Average Age (Male)	29.6	30.2	31.3
Average Age (Female)	30.7	33.8	35.1
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,679	38,631	50,580
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$39,221	\$48,330	\$53,642
Average House Value	\$195,110	\$257,093	\$268,889

* Demographic data derived from 2020 ACS - US Census



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