

**FOR LEASE**

Affordable  
Office Space



Offered at:  
Available:

\$12/SF, NNN  
945SF +/-

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# Executive Summary



## OFFERING SUMMARY

**Lease Rate:** \$12/SF, NNN

**Monthly Base Rent:** \$945/month, NNN

**Available SF:** 945SF +/-

**CAM's/NNN's:** \$3/SF +/-

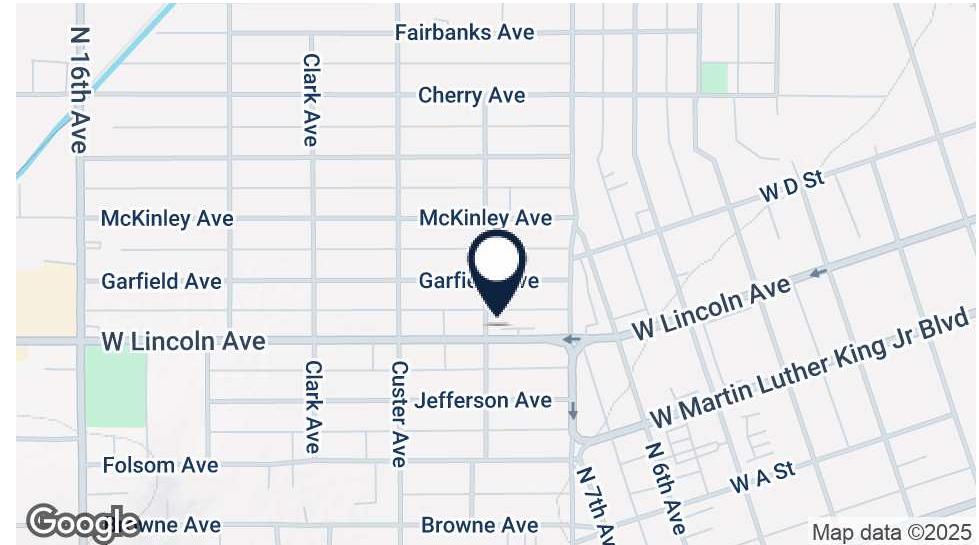
**Zoning:** GC

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease affordable and difficult to find smaller office space near downtown.

Located along a prime commercial arterial with good exposure, access and visibility, the space is configured with a reception area, 3 private offices and a conference room, and is the only currently available space within this 9-unit office/retail building.

Low CAM's/NNN's, which include water, sewer and garbage, budgeted at approximately \$3/SF.



# Highlights



## PROPERTY HIGHLIGHTS

- Affordable downtown office space with strong exposure, access and visibility from a prime commercial arterial.
- Space is configured with a reception area, 3 private offices and a large conference room.
- Good signage opportunities along the facade.
- Low CAM's/NNN's at approximately \$3/SF.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,374	19,966	30,375
Total Population	18,195	56,787	84,064
Average HH Income	\$54,472	\$63,944	\$69,417

## Additional Photo

