



PROPERTY DESCRIPTION

Truly a unique opportunity to own a piece of history! Freestanding Office Building located along Shades Crest Rd with exceptional mountain top views! Situated on 1.24 acres of land which includes the famous historical Lover's Leap Lookout, a series of limestone boulders that protrude from the mountain side and provide some of the best views in the city. Available both for sale or lease, the building has 3 floors, the top two are fully built out with separate entries providing for two different tenants in +/- 1,344sf each. The bottom floor is +/- 1154sf of storage space and could be used for a variety of purposes.

PROPERTY HIGHLIGHTS

- 1344 - 2,688sf Office Area, 1,154sf Storage
- Floors Leased together or separately
- Full Service Lease Rate \$2800/Floor
- Incredible Mountain Top Views from large windows

OFFERING SUMMARY

Sale Price:	\$700,000
Lease Rate:	\$2,800.00 per month (Full Service)
Lot Size:	1.24 Acres
Building Size:	3,842 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	264	1,484
Total Population	184	697	3,792
Average HH Income	\$148,103	\$146,545	\$137,201

TRISH RUSHING, CCIM

205.930.1785
trushing@redrockrg.com



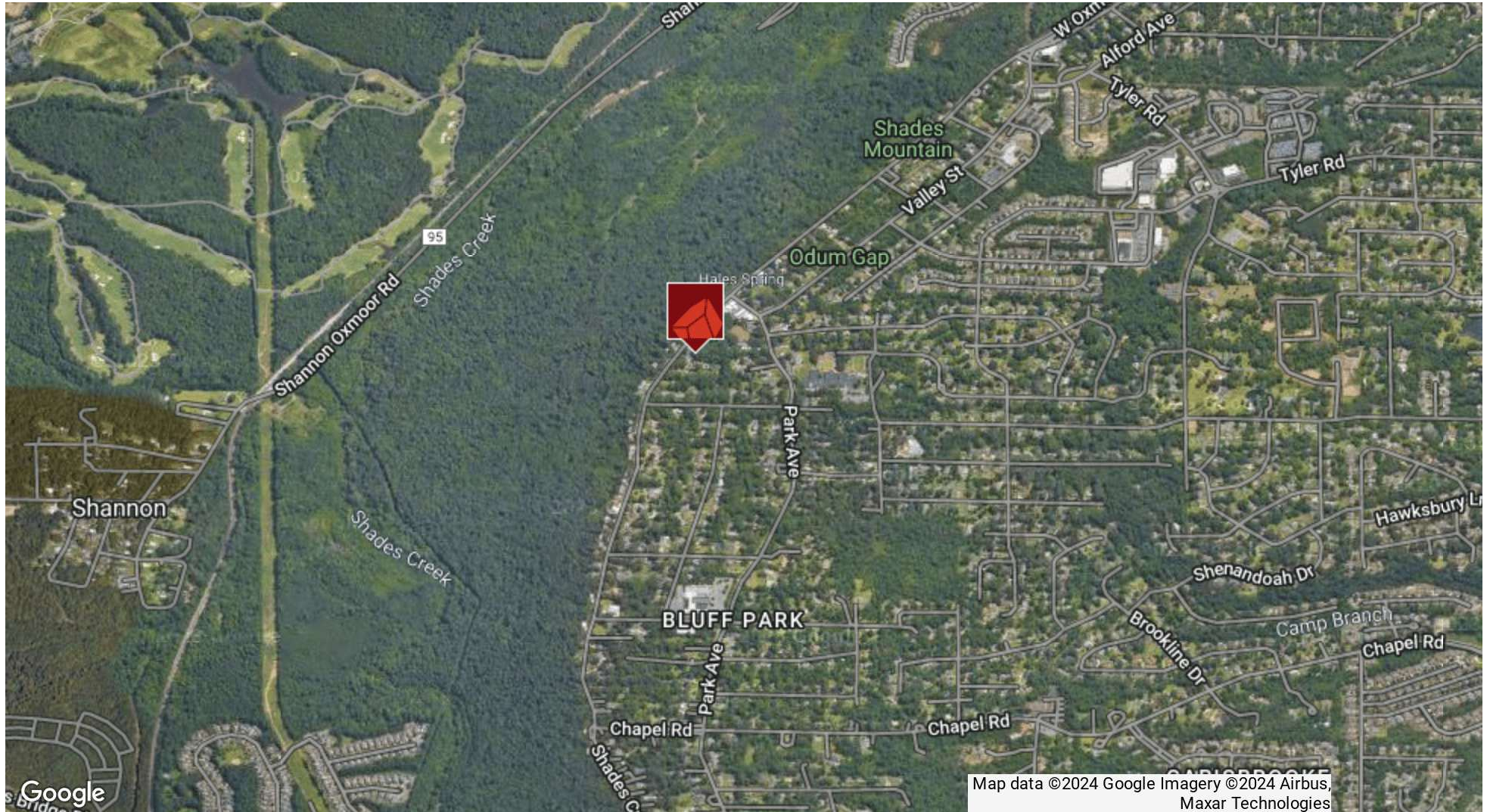
TRISH RUSHING, CCIM

205.930.1785

trushing@redrockrg.com



TRISH RUSHING, CCIM
205.930.1785
trushing@redrockrg.com



TRISH RUSHING, CCIM

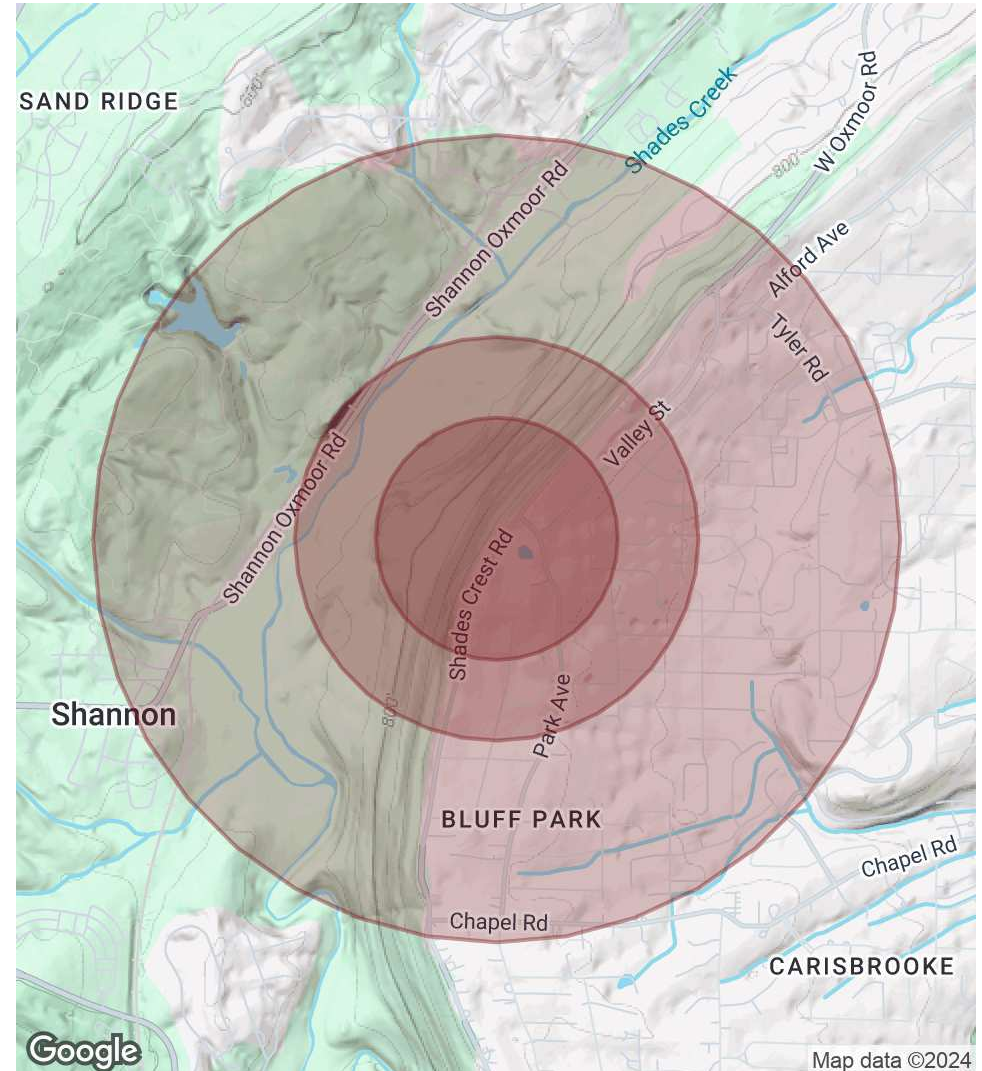
205.930.1785

trushing@redrockrg.com

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	184	697	3,792
Average Age	39	39	39
Average Age (Male)	38	38	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	264	1,484
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$148,103	\$146,545	\$137,201
Average House Value	\$387,611	\$378,308	\$374,822

Demographics data derived from AlphaMap



TRISH RUSHING, CCIM

205.930.1785

trushing@redrockrg.com