

SUMMARY

FLOOR PLAN

1C PHOTOS

2A PHOTOS

LOCATION

FOR LEASE

PROPERTY OVERVIEW

Two-story Hillcrest Center building is located at 1110 Hillcrest Road in the Hillcrest Road area. The office building is brick style and features portico-style entrance with lush landscaping surrounding and ample parking.

Lease is Modified Gross with Water, property taxes, insurance and Dumpster included in rent. Restrooms are common. Tenant pays Electric, janitorial, interior upkeep and interior liability insurance.

AVAILABLE

- Suite 1C: 922 +/- SF
- Suite 2A: 1,750 +/- SF

LEASE

- \$15.00 PSF Modified Gross

PROPERTY DETAILS

- GLA: 15,000 ± SF
- Zoning: B-2 Commercial
- Main Entrance: located at north side of building
- Parking: ample shared parking with adjoining 1120 Hillcrest Road
- Ingress/Egress: property has 2 curb cuts to Hillcrest Road and left hand turn out
- Signage: pylon interior directory board (subject to availability), and placard identification at door of each space

2025 DEMOGRAPHICS

| | 3 MI | 5 MI | 10 MI |
|----------------|----------|----------|----------|
| Population | 70,710 | 140,438 | 309,510 |
| Avg. HH Income | \$89,493 | \$94,508 | \$85,878 |
| Households | 30,714 | 58,553 | 125,746 |



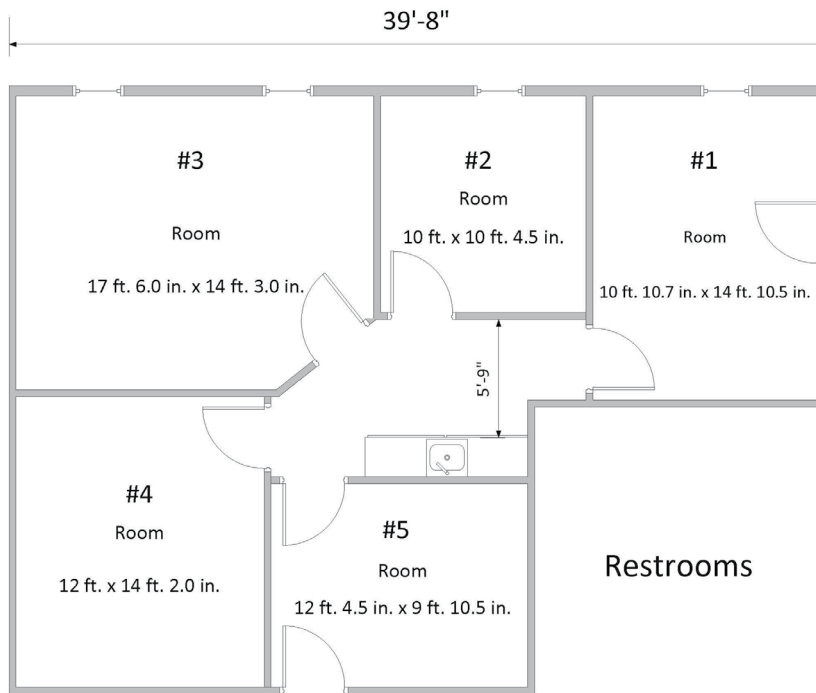
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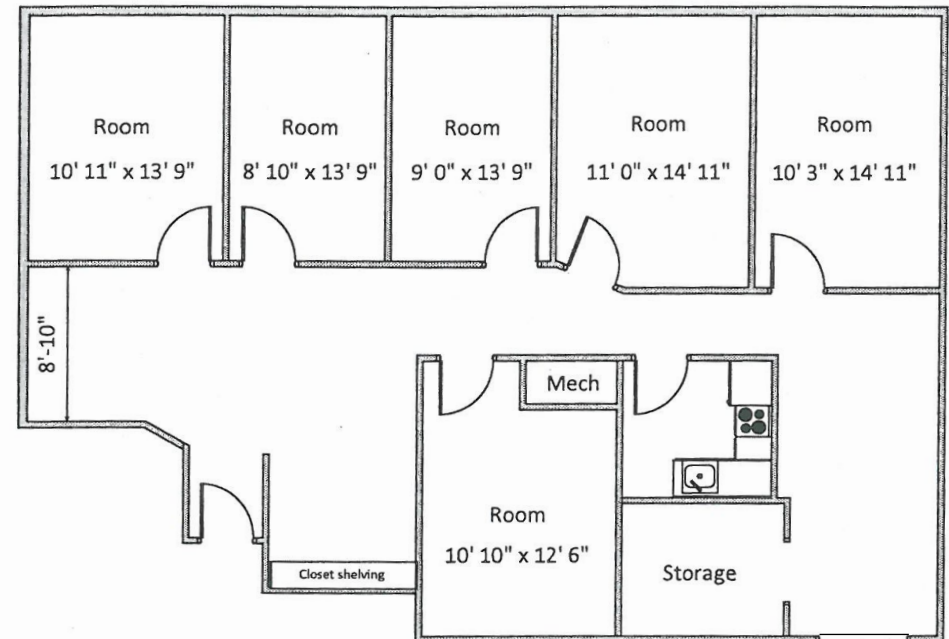
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SUITE 1C FLOOR PLAN



SUITE 2A FLOOR PLAN

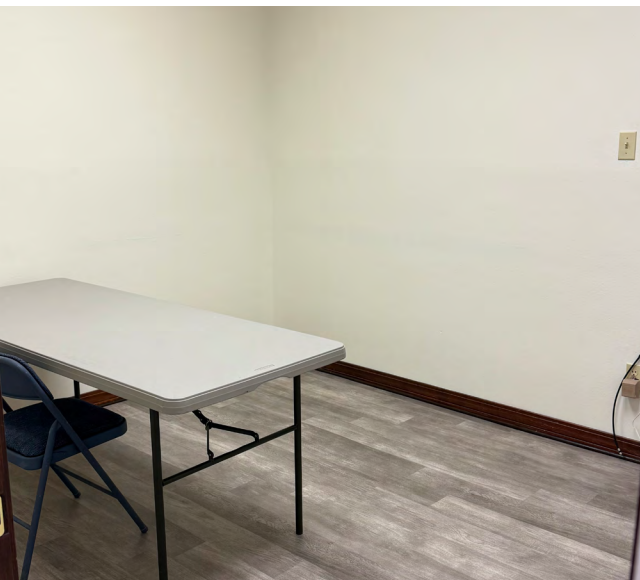
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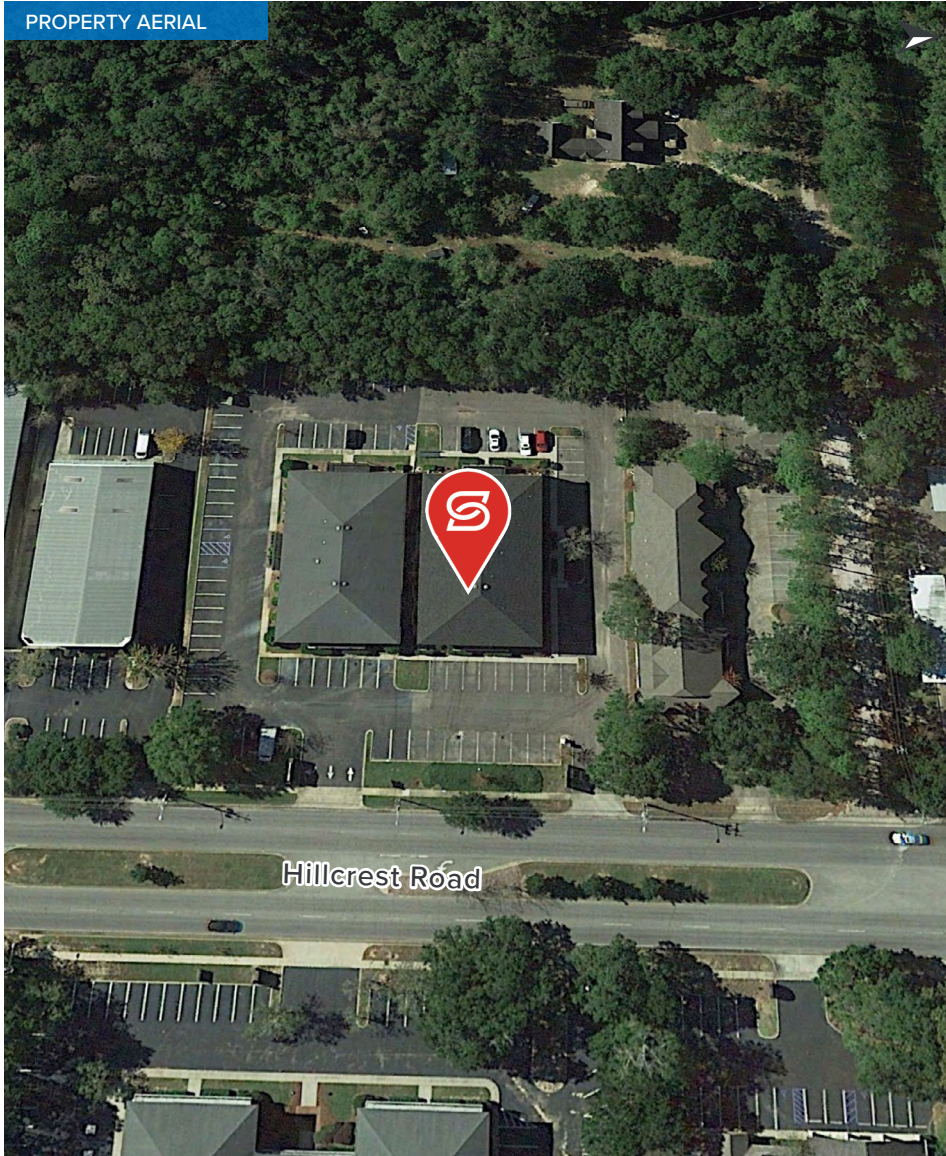
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PROPERTY AERIAL



LOCATION MAP

