

3115 Kenai Dr Shell Retail Building 2

Property Details

- **First Floor:** Approximately **5,000 sq ft**
- **Second Floor:** Approximately **3,915 sq ft**
- **Minimum Suite Size:** **860 sq ft** (multiple suites may be combined)

Prospective tenants may select the suites that best meet their needs.

Building Status

This is a shell building, completed on October 30, 2025, and is ready for occupancy with tenant finish-out.

Lease Rates

- **First Floor:** **\$32/sf + \$10 NNN**
- **Second Floor:** **\$30/sf + \$10 NNN**

Tenant Improvements (TI): Negotiable



Figure 1: WestSouthElevation Building Picture



Figure 2: South East Elevation



Figure 3: East North Elevation



Figure 4: North West Elevation

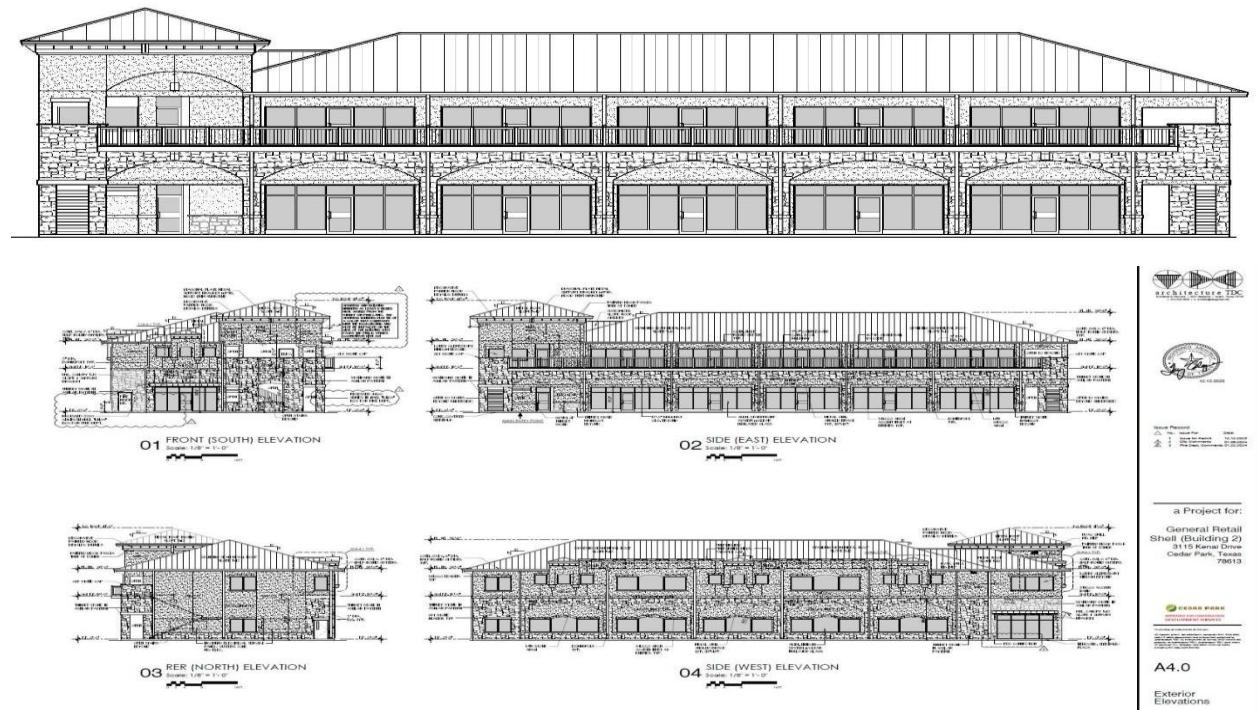


Figure 5: Building Elevation

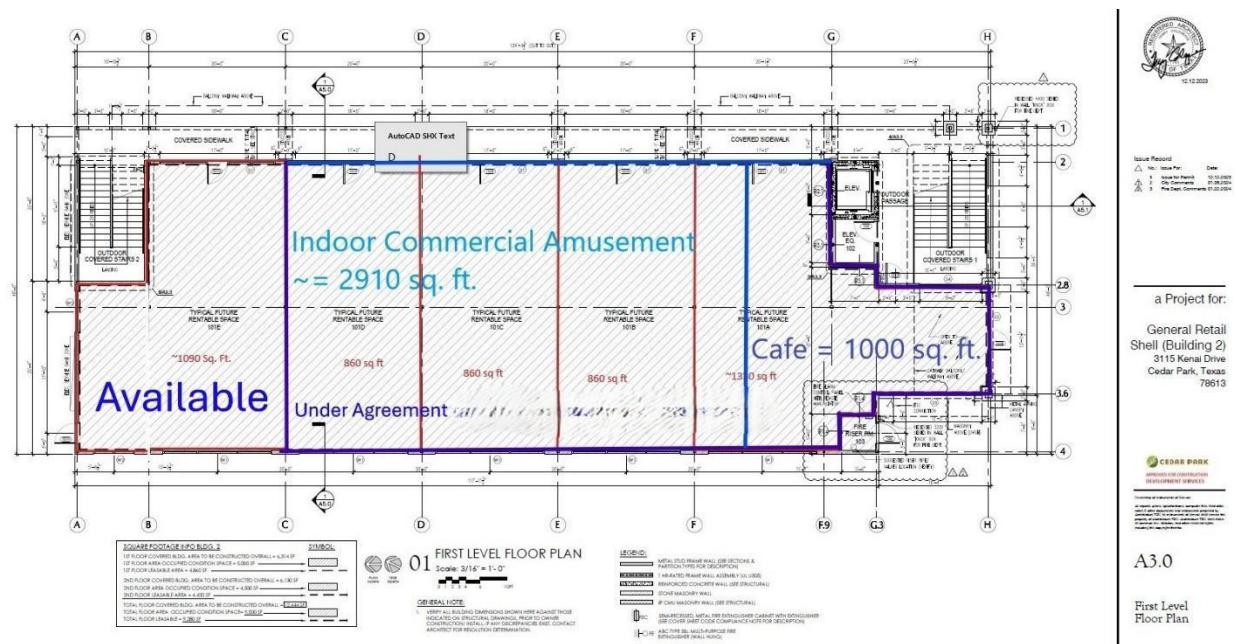


Figure 6: First Floor Plan with size

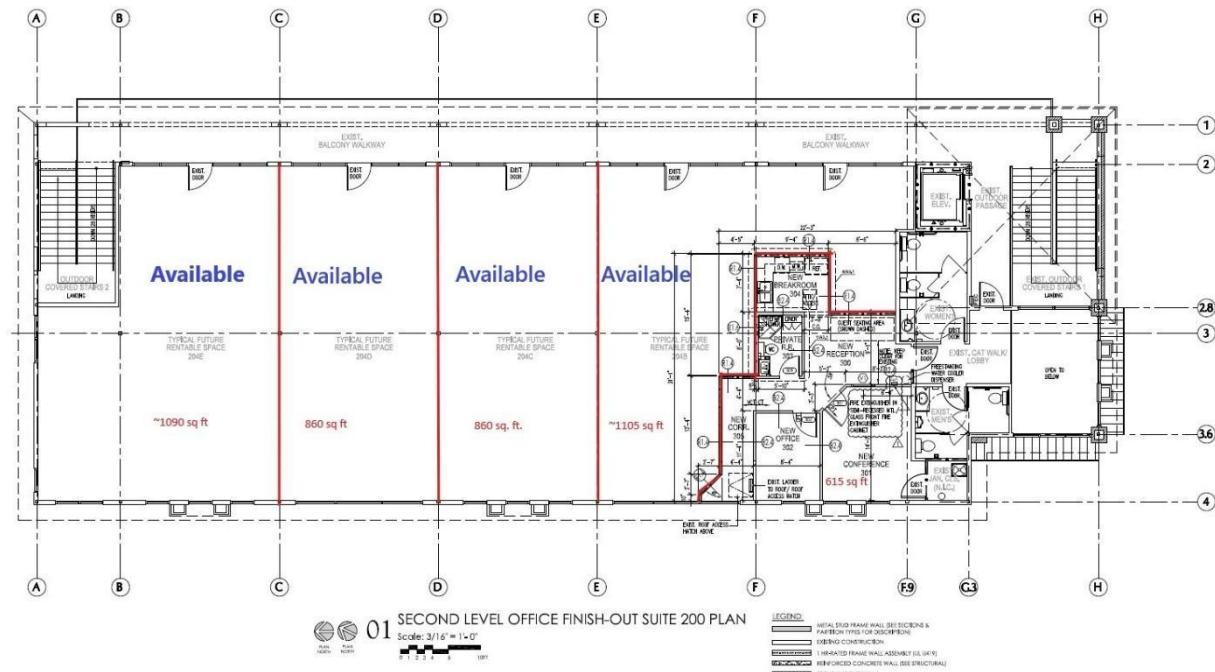


Figure 7: Second Floor Plan with size

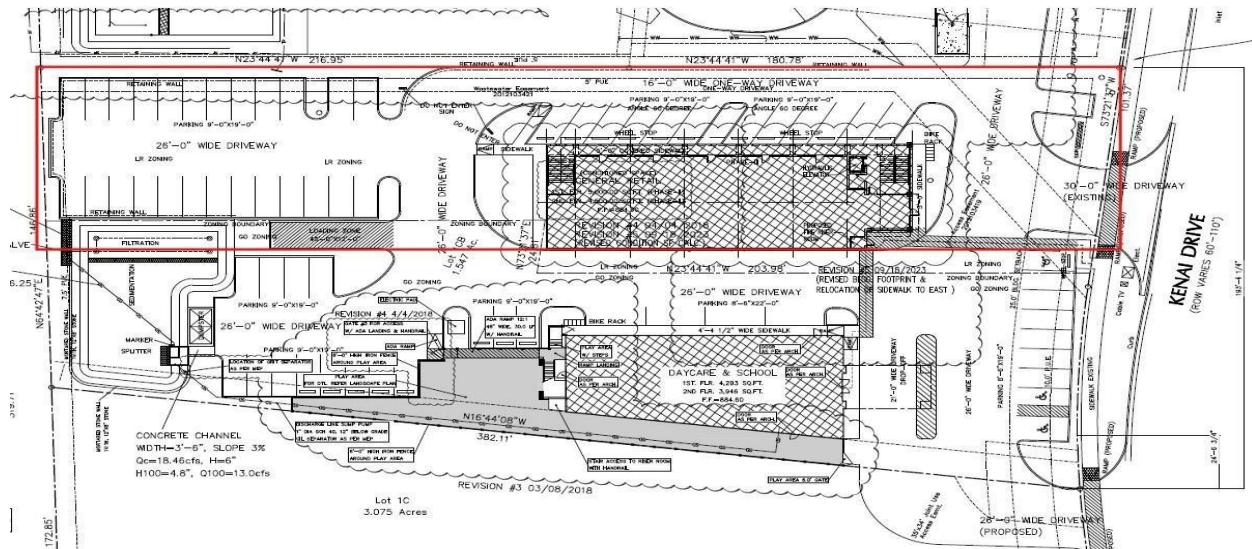


Figure 8: Site plan with parking

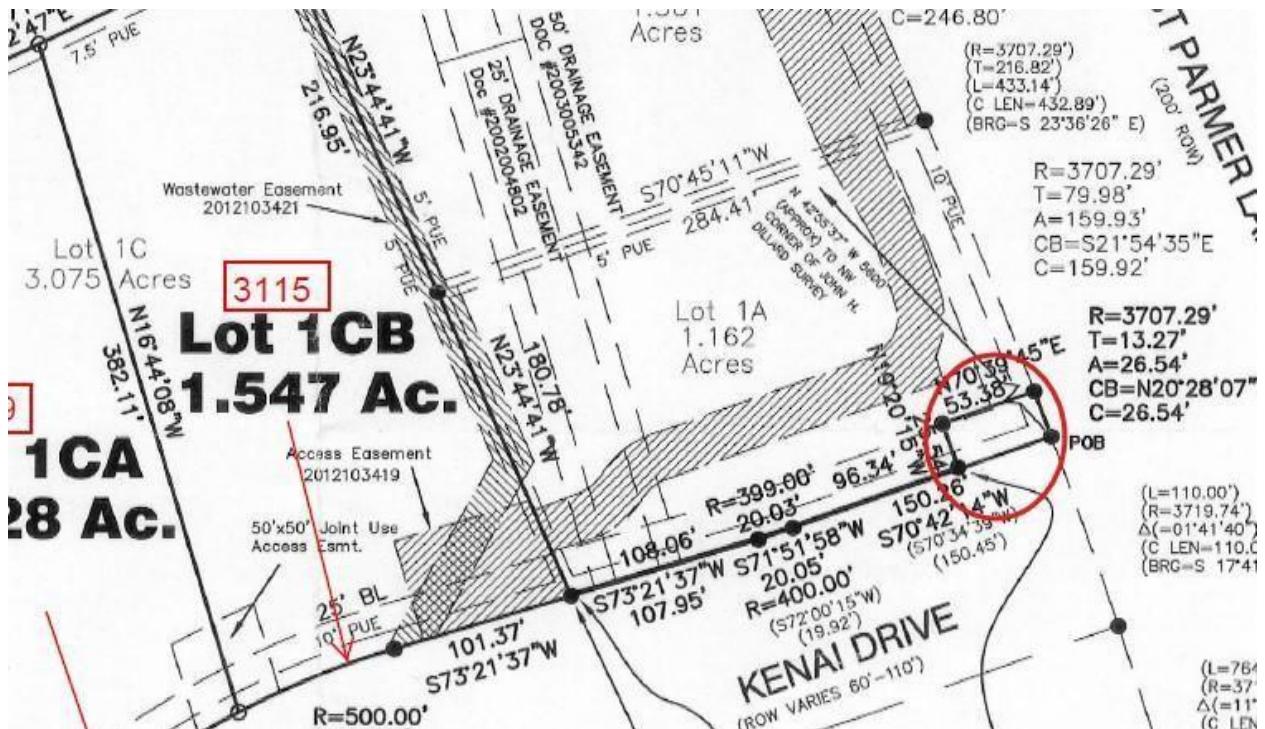


Figure 9: Sign at Corner of Parmer Lane and Kenai Dr