

# 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

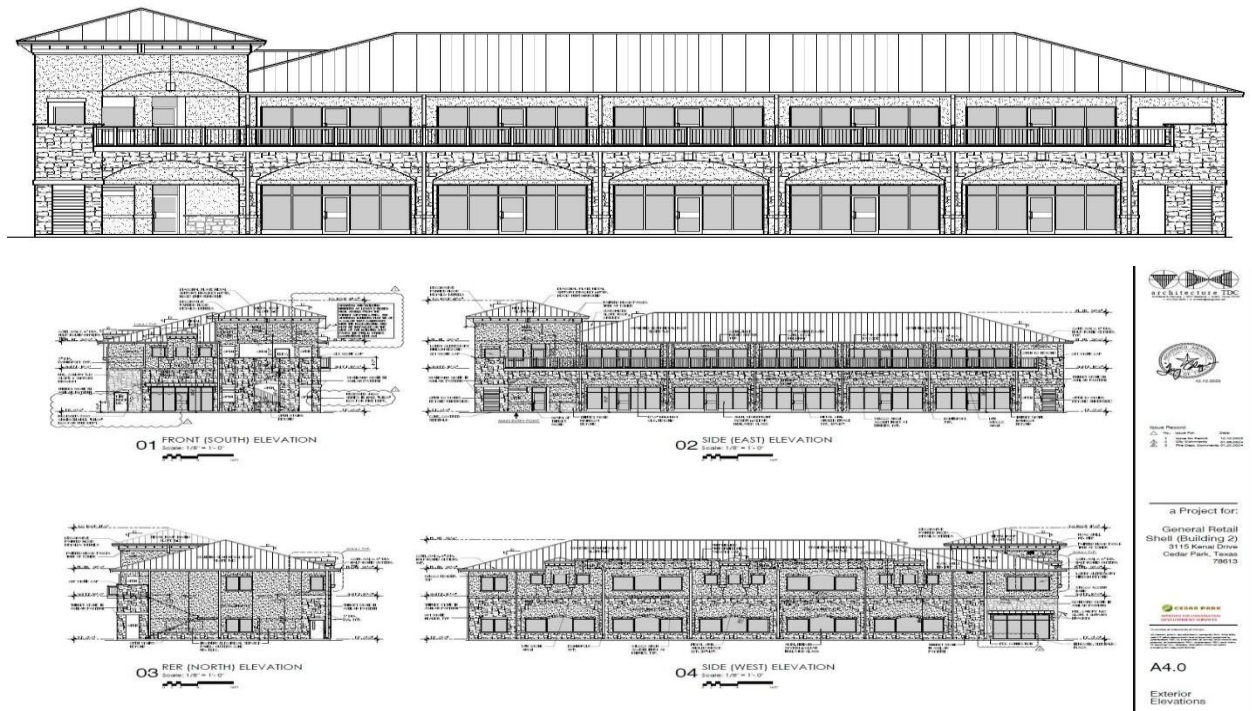


Figure 5: Building Elevation





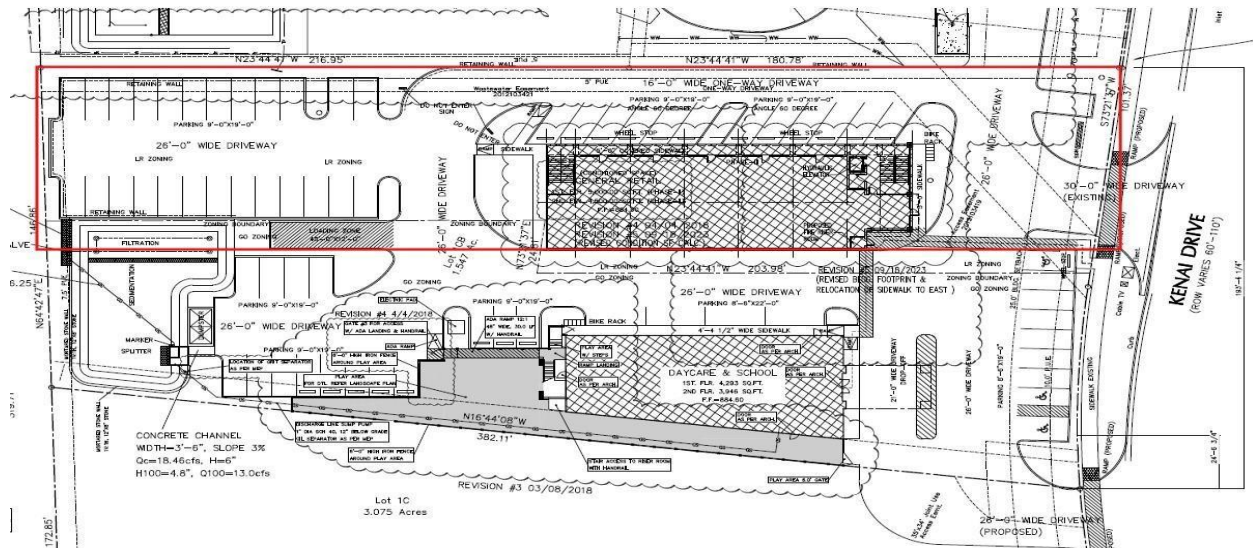


Figure 8: Site plan with parking

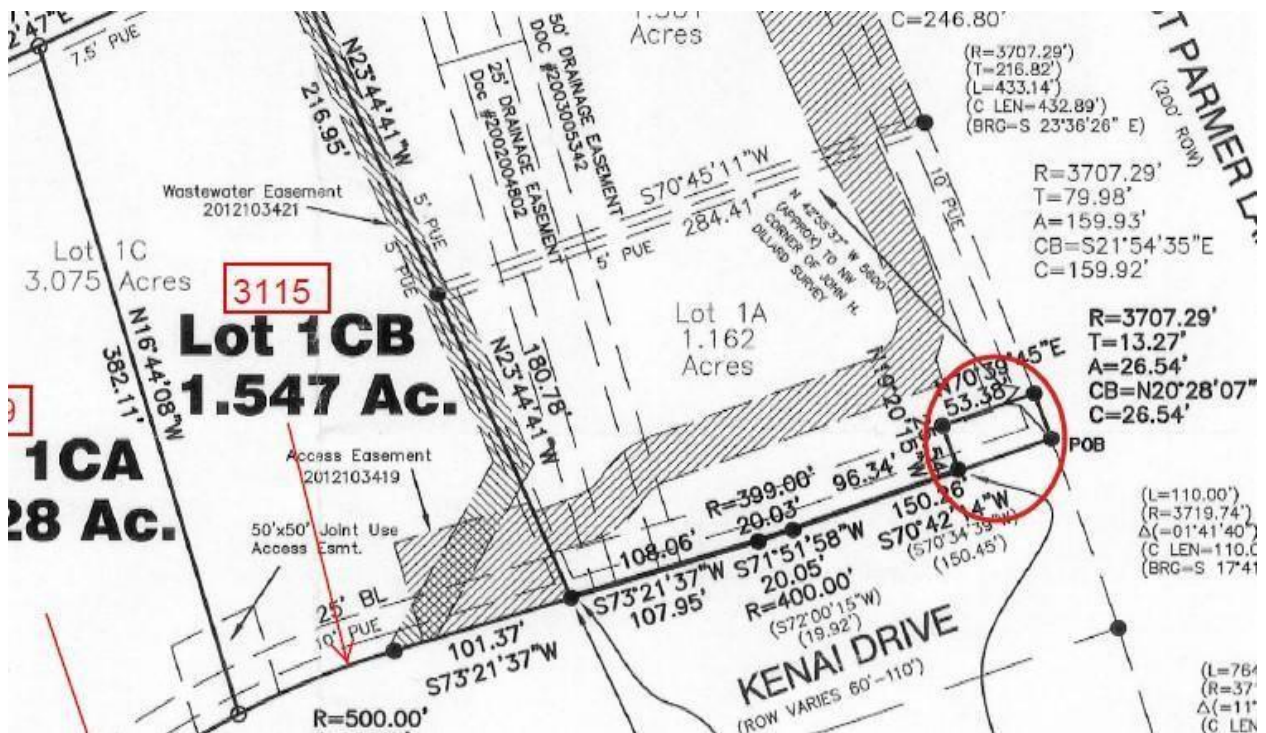


Figure 9: Sign at Corner of Parmer Lane and Kenai Drive