

Office Class B Condo for lease. Largely furnished, or unfurnished. Available January 1, 2025

4000 sf, \$7500 monthly (22.5/sf/yr), 3 months rent-free, flexible term, carpet allowance. Glazed glass and brick. 10 offices (with soundproofing) behind keypad-locked doors, each with desk, bookcase, file and handsome seating. 4 large corner offices decorated with door and window trim, crown molding, baseboard trim, and chair rail trim. Each has 5' executive desk, matching sofa, loveseat and chair or sofa and 2 matching chairs. Some have 2017 Havertys Furniture. Spacious conference room seats 10 around beautiful wood table in modern, adjustable, rolling soft chairs. Conference room can double as an office with area for desk, file, 2 occasional chairs.

Majestic waiting room and client bathroom. Very large central admin office seats 3 with 2 secure reception windows, panic button, unfurnished. Adjacent workroom with 2 doors, built-in red oak cabinets, 18 boxes, long counter for standing, discussing. Room for printer/ shredder box/ dry erase board.

Eat-in kitchen with bamboo table and 4 small chairs, new dishwasher and full refrigerator, full cabinetry and counter, large sink.

In 2023: all re-painted, new staff toilet, new client and staff paper product dispensers.

**Floor plans and electrical plan available upon request.*

2 split system HVAC 2017 east side (SEER 16) and 2024 west side (SEER/ESEER 17 variable speed air handler and variable speed inverter) with electrostatic and UV filtrations. Second floor: exterior elevator/ staircase. Ample parking.

Excellent interfacing of clients, pros, employees