

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (MG)
Building Size:	17,557 SF
Available SF:	1,200 SF
Year Built:	1963
Renovated:	2022

PROPERTY OVERVIEW

- Tenants will benefit from beautiful granite upgrades throughout the building and kitchenettes in most suites.
- Excellent visibility with full block frontage on N Meridian Avenue between NW 52nd Street and NW 53rd Street.
- New water heaters have been installed throughout the property, and the central heat and air have been recently replaced.
- Common area restrooms, alarm system in place for all tenants to have access to building after hours.

JASON HOGSETT

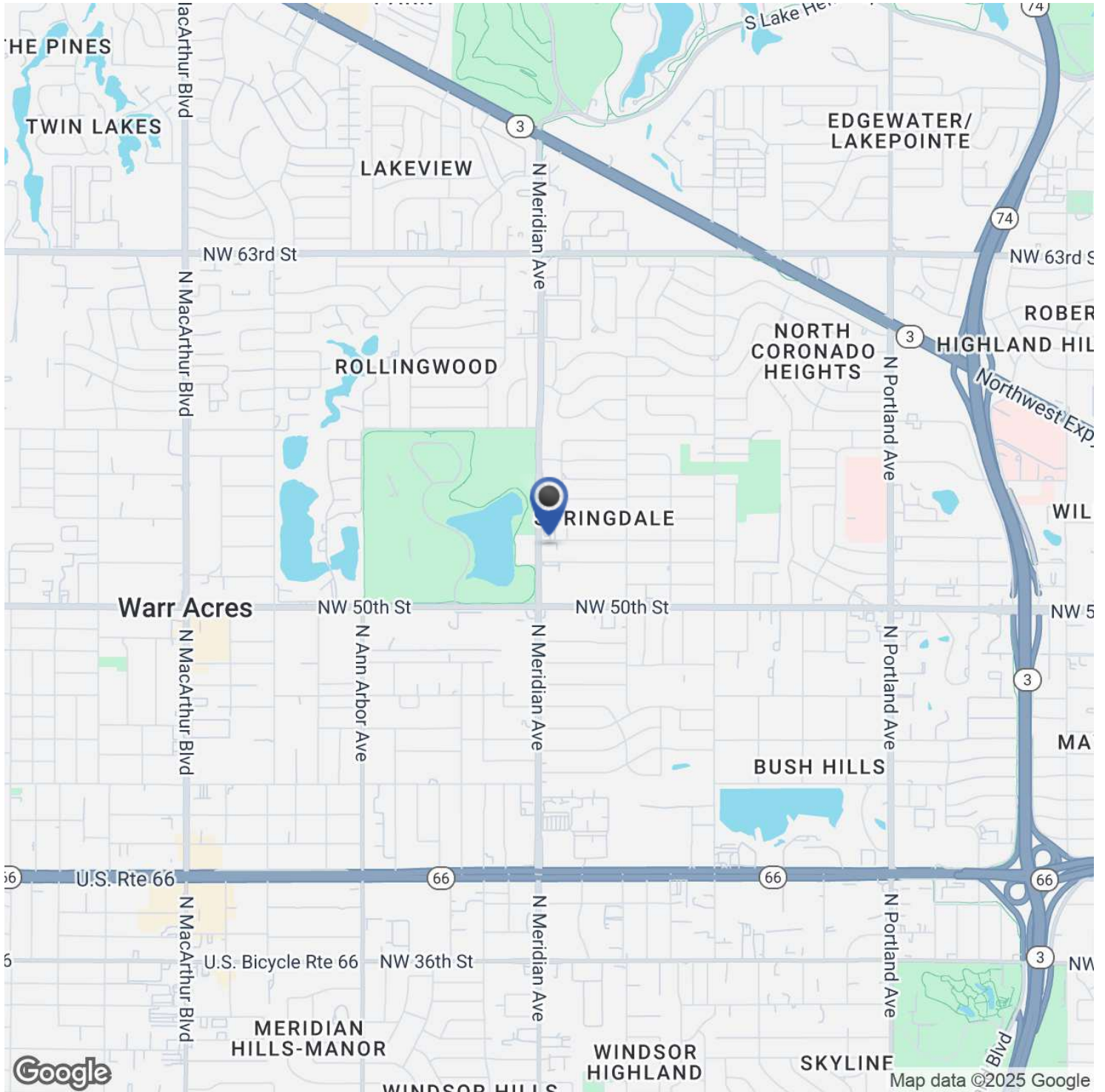
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ADDITIONAL PHOTOS



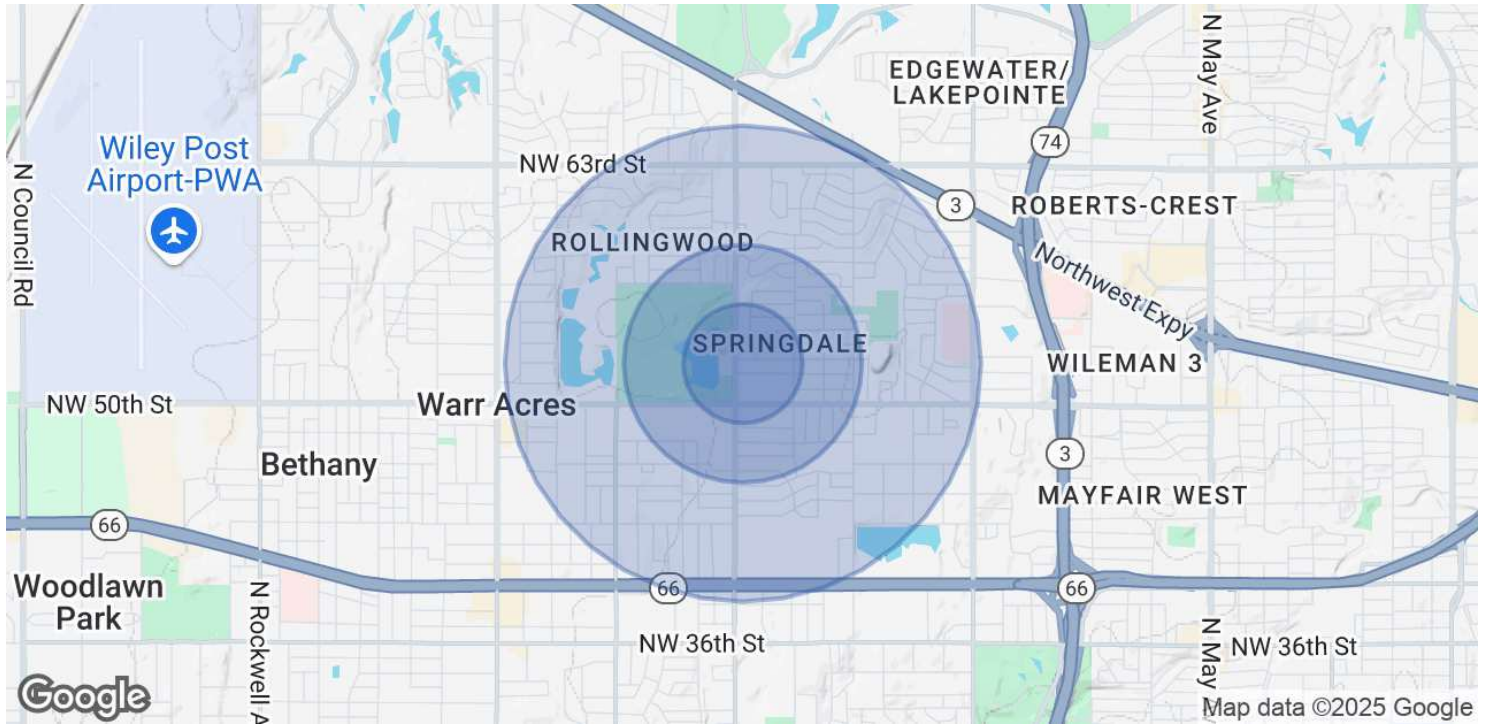
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	762	3,292	13,451
Average Age	38.3	37.0	38.5
Average Age (Male)	35.2	33.5	36.3
Average Age (Female)	35.3	36.3	38.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	447	1,626	6,687
# of Persons per HH	1.7	2.0	2.0
Average HH Income	\$42,965	\$48,365	\$51,164
Average House Value	\$145,063	\$136,919	\$113,742

* Demographic data derived from 2020 ACS - US Census

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