



## LEASE RATE: \$1,600/MO + NNN EXPENSES

All In Rate: ~\$2,700/MO

### PROPERTY OVERVIEW

Landlord Responsibilities*:	Utilities, Maintenance, Landscaping
Tenant Responsibilities*:	Property Taxes & Insurance, Interior Upkeep
Available SF:	1,700 SF + unfinished basement
Year Built:	1950
Zoning:	U-MS-3
Parking:	8 private and secure spaces

\*Responsibilities dependent on lease terms

### AVAILABLE SPACE FOR LEASE

High visibility office / retail opportunity featuring 3 closed door offices on the second floor with ample private parking. Across the street from hundreds of apartment units and a grocery anchored shopping center which creates an immediate customer base. This is the perfect canvas for creating a productive and inviting work or store environment.

### PERFECT FOR:

- Office space for you and your team
- Boutique / Craft Store
- Counselors and Therapists

For more information, please contact:

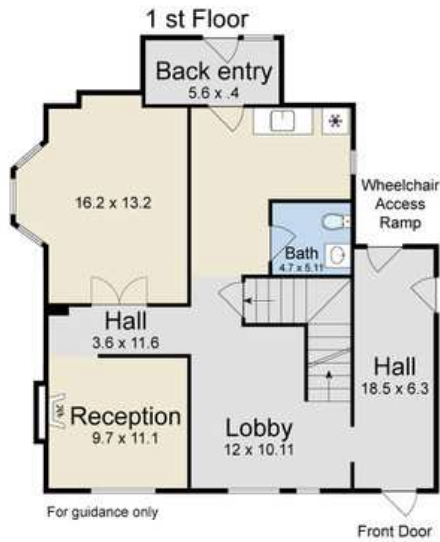
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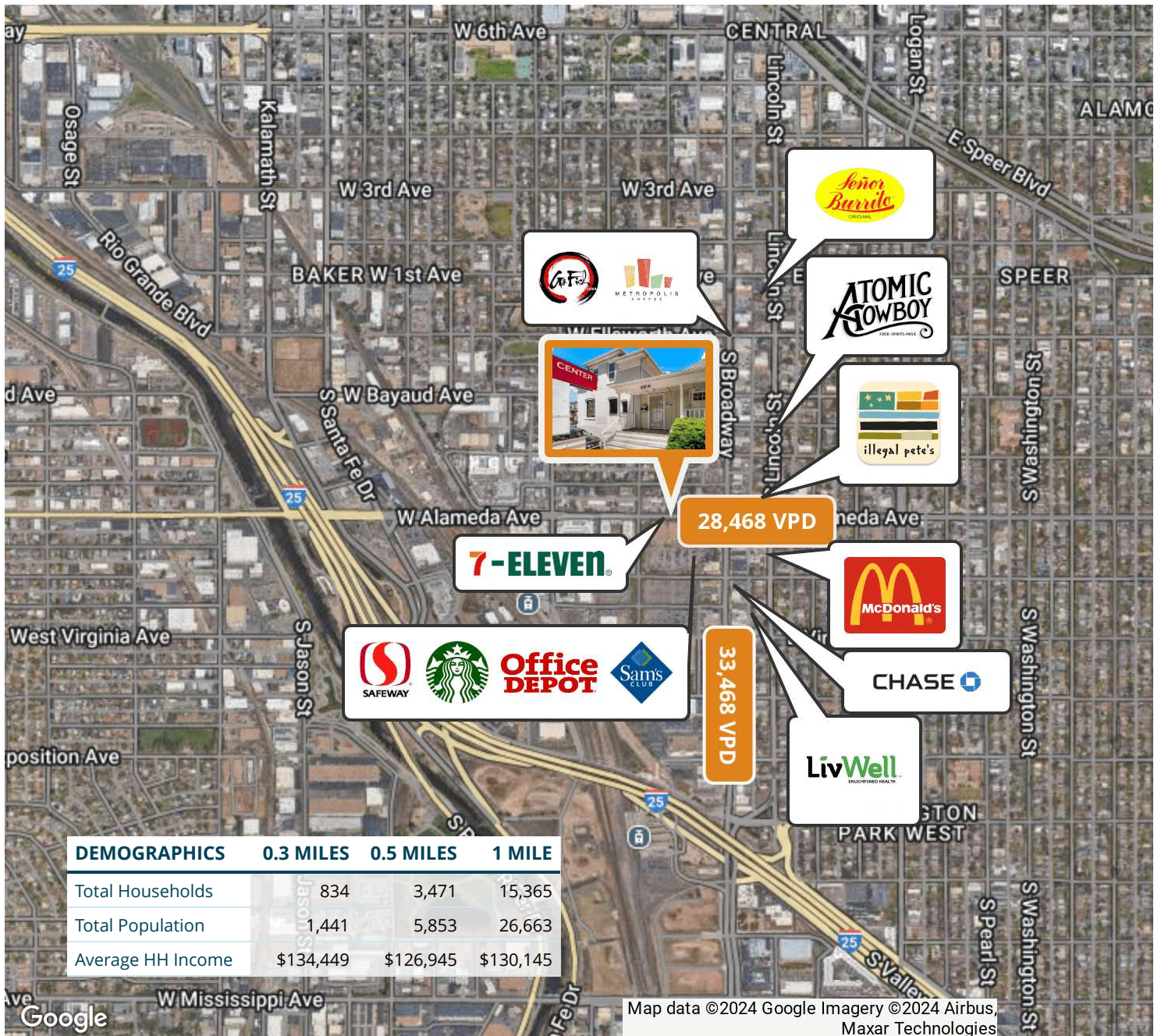
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