



**FOR LEASE**

# CONVENIENTLY LOCATED OFFICE SPACE

## Property Highlights

- 3,500± SF office space available
- Space consists of private offices, workstations, conference room and kitchenette
- The 13 workstations and office furniture can be included
- Pylon signage on French Road and access signage at building entrance
- Great location with easy access and ample parking
- Co-tenants include Upstate Wealth Consulting, MPW
- Marketing, Network @ 600 French, and Ellinwood Pediatrics
- Asking rate \$12/SF + tenant pays their own utilities

Demographic	1 Mile	3 Miles	5 Miles
Population	8,286	71,052	106,771
Households	3,409	30,088	44,773
Average H.H. Income	\$67,379	\$76,947	\$78,314
Daytime Employees	7,051	40,271	56,459

Source: ESRI Business Analyst 2025

## EXCLUSIVE CONTACT

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