



AVAILABLE FOR LEASE



3740 WALTON WAY EXTENSION



Highlights

Property Type	2 Story Class A Professional Office
Available Space	4000 SqFt (Can be subdivided) 1st Floor - 2600 SqFt 2nd Floor - 1400 SqFt
Available For	1st Floor - \$17.50/SqFt 2nd Floor- \$13/SqFt + the C.T.I estimated at \$1.83/SF to be adjusted annually based on actuals.
Parking	50 Spaces Available
Traffic Counts	Cross Streets <1 Mile Average 20K ADT
Year Built	1995

Demographics	1 MILE	3 MILES	5 MILES
Population	7,508	69,321	139,097
Households	3,278	28,844	57,330
Average Age	38.60	37.40	37.90
Median Income	\$52,825	\$58,027	\$57,788



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