



Property Description

Located in the heart of the Douglas Design District, this creative office space offers premium signage opportunities along Douglas Avenue, quick access to dozens of popular dining/entertainment options in the urban core, and quick access to Kellogg & I-135.

Property Highlights

- Full modern kitchen in mostly-open layout for optimal creative working environment
- Warehouse/Storage area in back of building with potential for an overhead door
- Ample Parking
- Potential for signage on two sides of the building for optimal branding
- Built-in work stations

Offering Summary

Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	1,680 SF
Lot Size:	3,362 SF
Building Size:	1,680 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,067	44,308	92,520
Total Population	9,378	108,131	222,392
Average HH Income	\$55,024	\$56,394	\$63,142

Adam Clements, CCIM

Vice President
316.204.7693
adamclements@buildersinc.com

ESTABLISHED 1941
BUILDERS INCORPORATED

Interior Photos

OFFICE BUILDING FOR LEASE

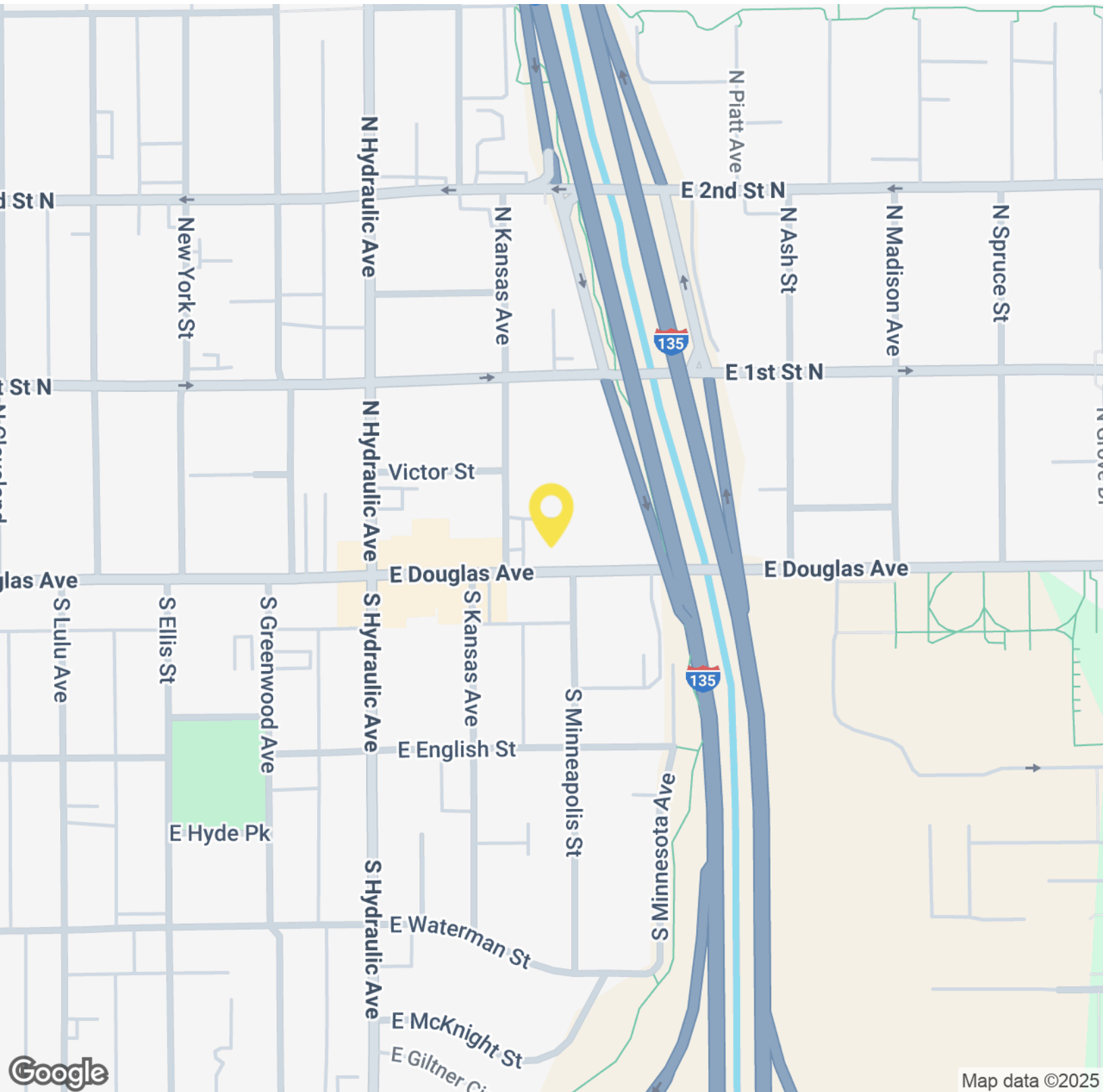


Adam Clements, CCIM
Vice President
316.204.7693
adamclements@buildersinc.com

ESTABLISHED 1941
BUILDERS INCORPORATED

Location Map

OFFICE BUILDING FOR LEASE



Adam Clements, CCIM
Vice President
316.204.7693
adamclements@buildersinc.com

ESTABLISHED 1941
BUILDERS INCORPORATED

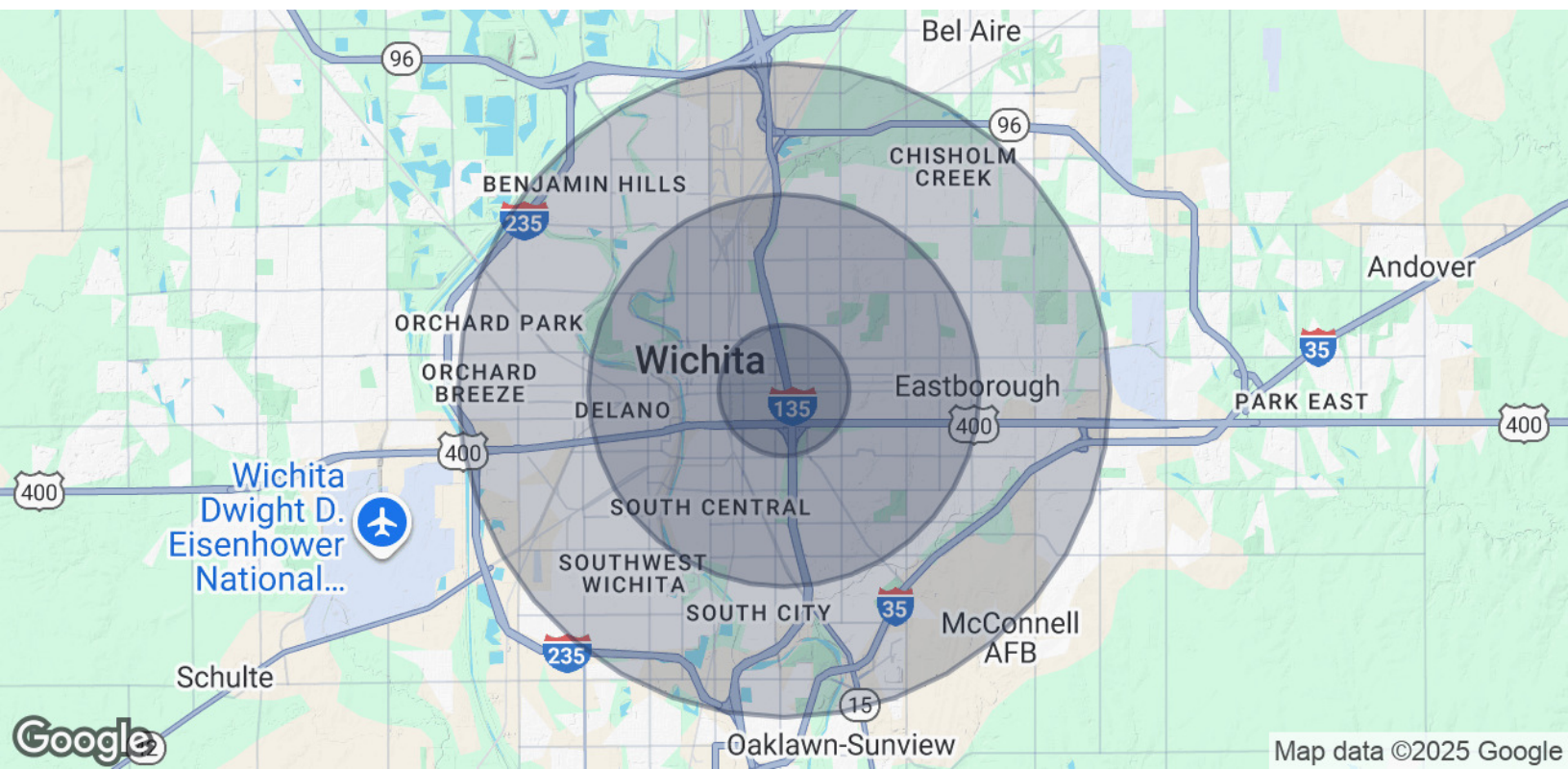
Urban Core Area Users

OFFICE BUILDING FOR LEASE



Adam Clements, CCIM
Vice President
316.204.7693
adamclements@buildersinc.com

ESTABLISHED 1941
BUILDERS INCORPORATED



Population	1 Mile	3 Miles	5 Miles
Total Population	9,378	108,131	222,392
Average Age	36	37	38
Average Age (Male)	36	36	37
Average Age (Female)	36	38	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,067	44,308	92,520
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$55,024	\$56,394	\$63,142
Average House Value	\$142,869	\$138,623	\$164,168

Demographics data derived from AlphaMap

Adam Clements, CCIM
Vice President
316.204.7693
adamclements@buildersinc.com

ESTABLISHED 1941
BUILDERS INCORPORATED

