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The 1821 Building

*1821 South Ave. West
Suite 201*



Professional Office Space For Lease

Suite 201 is ready for your build-out. Large windows line the perimeter of this space and afford beautiful views. Parking is available for both employees and visitors. Monument signage is also available.

Please contact Listing Agents Peter Lambros, Julie Gardner or your Real Estate Professional for further information or to schedule a showing.
MLS # 21808182



LAMBROS
REAL ESTATE
COMMERCIAL

1821 South Ave. West Economics

(Estimates)

Available Square Footage

Unit	Rentable	Usable
2nd Floor		
Suite 201	2554	2240

Rental Rates

Unit	Rate	
2nd Floor		
Suite 201	\$18.00/sq.ft.	*Plus NNN & electric
Landlord to provide \$50/sqft toward tenant build-out on a 10-year lease term.		

*2019 estimated NNN's - \$8.45/sf

Tenant responsible for:

- Phone
- Internet
- Suite Janitorial

Suite 201

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**\$18/sqft
Plus NNN**

**2,554 rentable sqft
2,240 usable sqft**



**Large Windows
Beautiful Views**

**Great Signage
Ample Parking**



Suite 201

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2ND LEVEL FLOOR PLAN 1821 BUILDING SCALE: 3/32"=1'-0"

