

***Now Offering: FOR SALE or LEASE***



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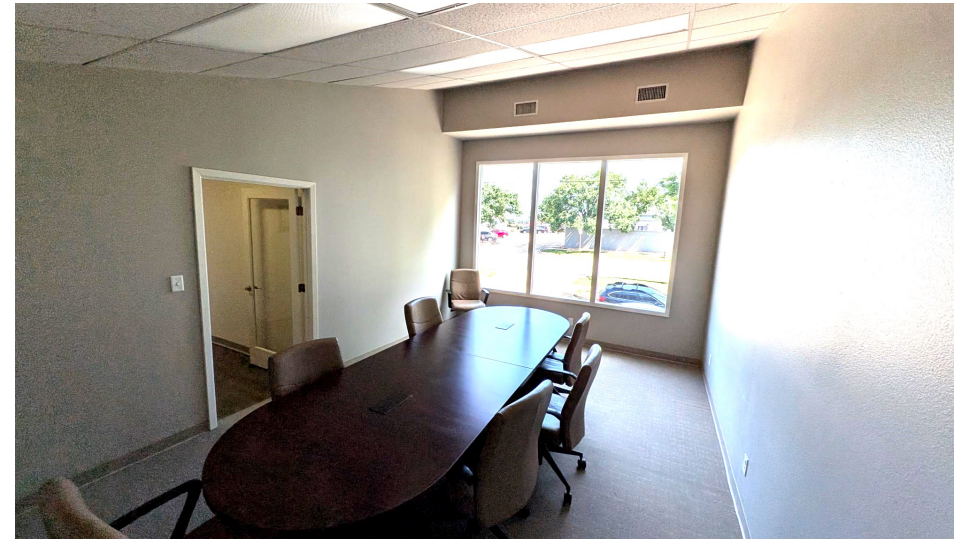
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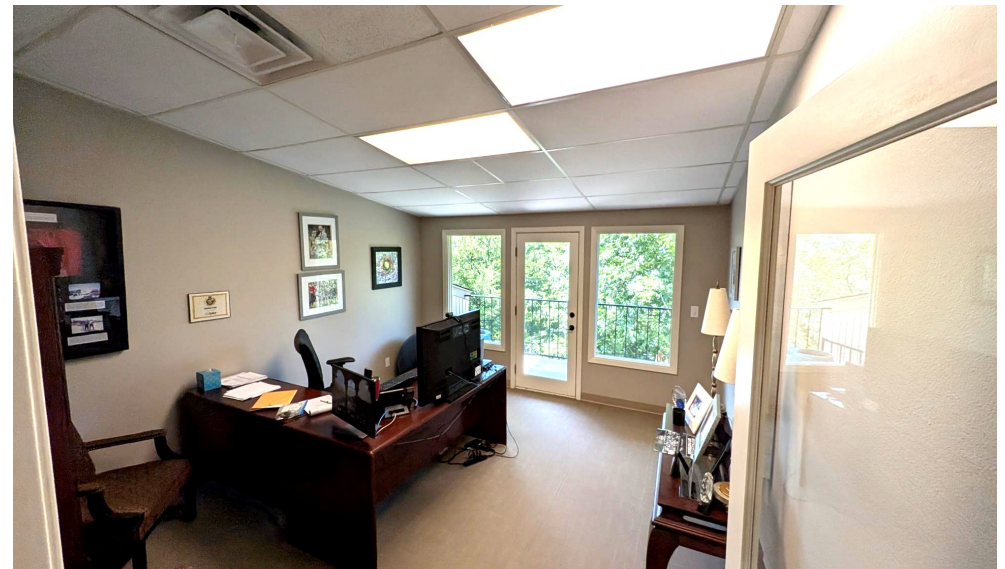
- **For Sale: \$609,500 \$118.93/SF**  
**5,125 SF office building**
- **For Lease: \$2,400/month**  
+ electric, janitorial and interior maintenance  
⇒ Suite B 2,000± SF  
2-story office space available with 2 restrooms - one on each floor; signage on building and monument;
- Parking available at the front and rear of building
- New roof - 2024
- Other tenants include: salon, massage therapist, real estate office and insurance office
- Located just 1 block off of Cantrell Road and just west of the Cantrell Road/Mississippi Street intersection



**Conference Room on 2nd floor**

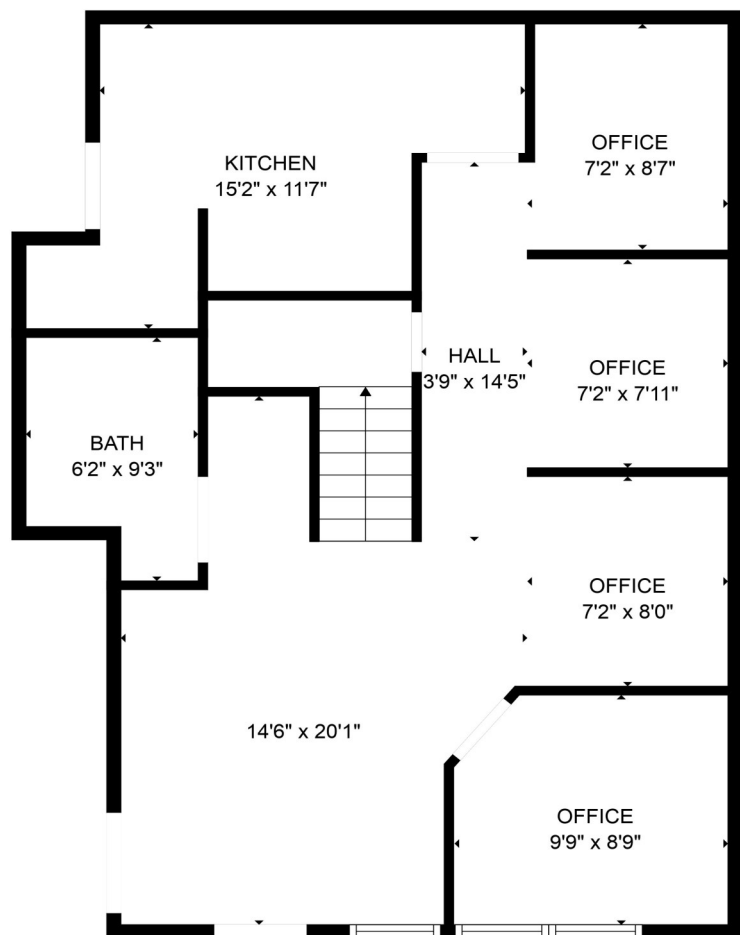


**Work Stations on 1st floor**

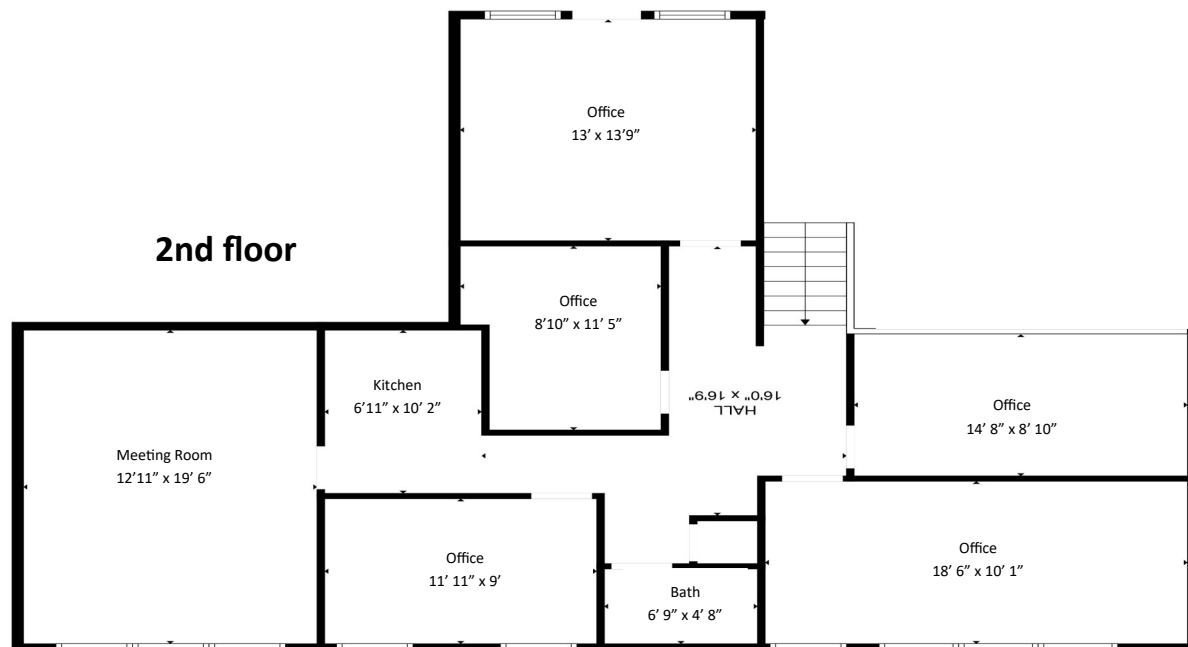


**Executive office with balcony on 2nd floor**

## AVAILABLE FOR LEASE: Suite B



1st floor



2nd floor









