

580 N MADISON SUITE #2 | NORTH LIBERTY, IA 52317

OFFICE AND/OR RETAIL SPACE FOR LEASE

Office and/or retail space for lease. The unit has large windows across the entire front for displays and natural light. The current interior walls separate the waiting room from the garage, storage area, additional office, bathroom and mezzanine. Large garage storage area with 14 ft tall garage door and large mezzanine for additional storage. Other business in this business park are Chiropractor, Medical supply, and Data security. Electrical to the exterior wall ready for tenant to put up a lighted sign above front door. **LEASE RATE IS \$8.75 PER SF.** NNN is approximately \$4.33/SF. The approximate monthly NNN lease rate is \$2180/month. Easy parking right up front with extra parking in the rear of the building.



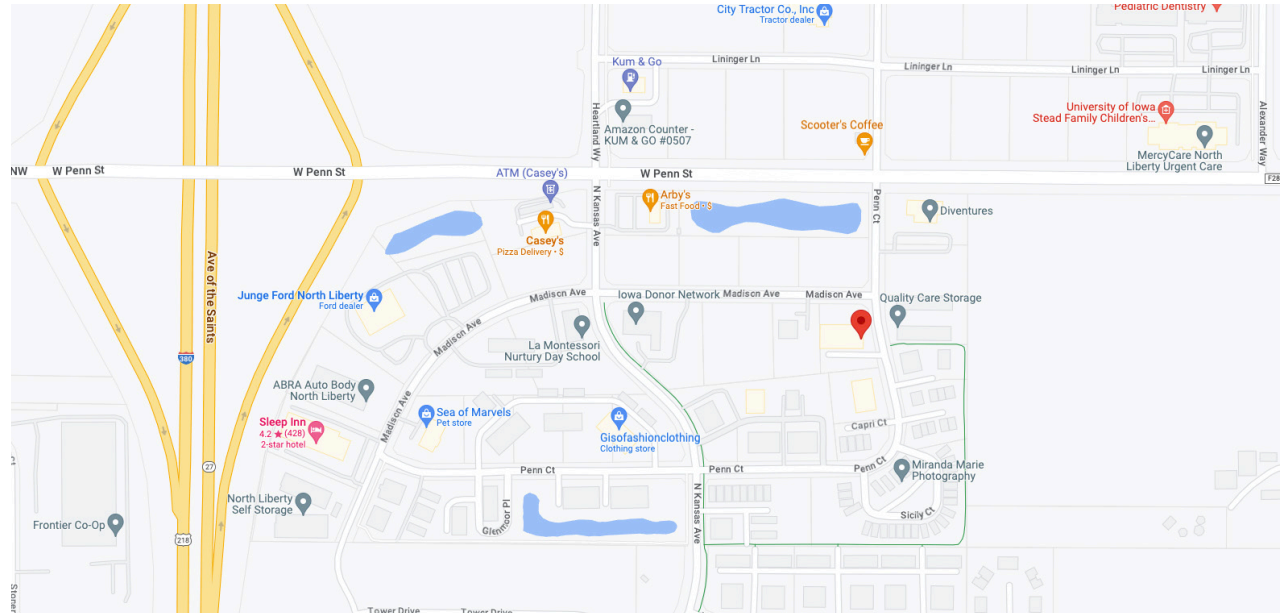
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OFFERING SUMMARY

Lease Rate:	\$8.75 / PER SQ FT
Office Size:	2,000 SQ FT
Lease Type:	NNN
Zoning:	C-1-B

PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- Corner Lot
- Display Window
- Large Garage Storage
- Additional Building

