



PROPERTY DESCRIPTION

Quiet, two-story office setting located on 7th Street, one block west of Fairlawn Road, and easy access to I-70. The building features multiple offices, conference areas, and reception areas. Large, newly paved parking lot.

Tenant is responsible for janitorial, minor interior maintenance, and anything over base year expenses.

Landlord is responsible for all other expenses.

SPACE	SIZE	LEASE RATE	BASE RATE/MO	COMMENTS
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Suite 400	2,813+/- SF	\$15.00 SF/yr	\$3,516.25	
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First floor space with on grade entrance and immediate access to the space. Has a large reception area, 2 large offices, bull pen area, storage and maintenance rooms. Can easily be remodeled with a different floor plan.

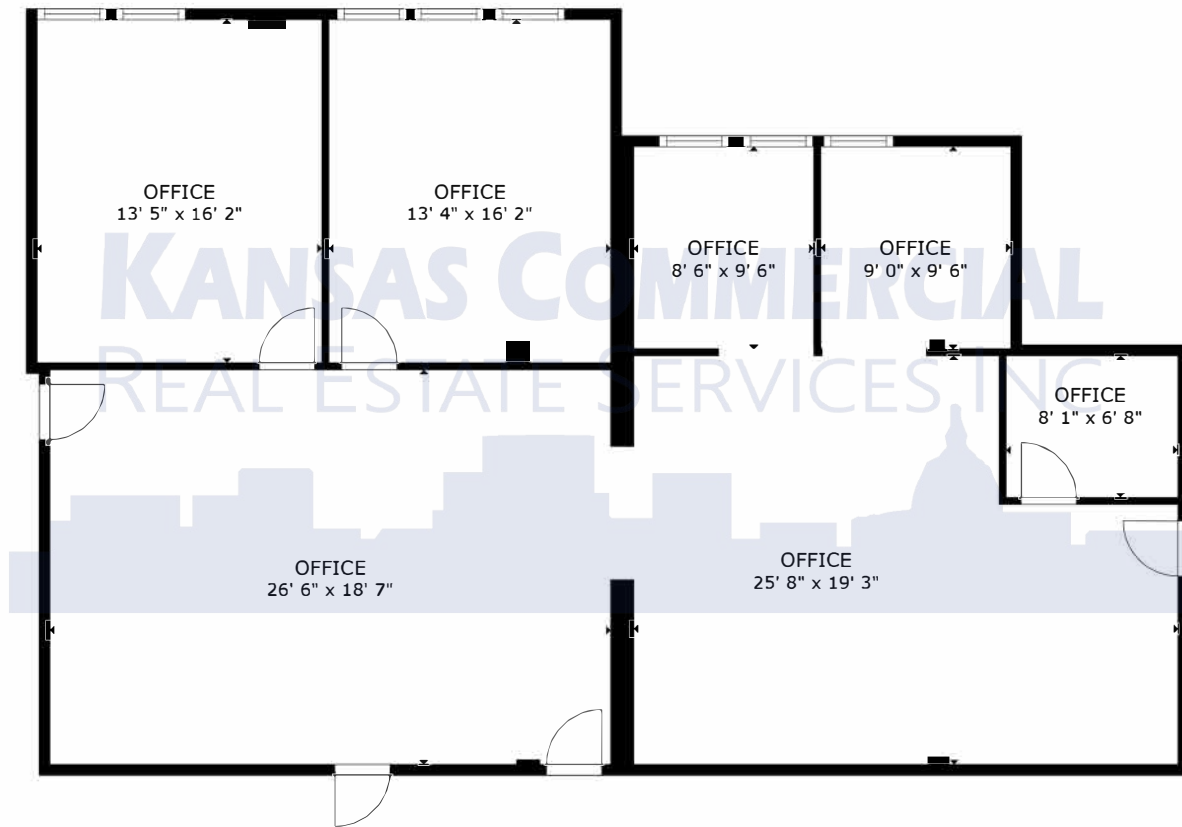
OFFERING SUMMARY

Lease rate	\$15.00 SF/yr
Building Size:	19,934+/- SF
Available SF:	2,813+/- SF
Lot Size:	93,503+/- SF
Year Built:	1984
Renovated:	2021
Zoning:	PUD, O, & I-1
2025 RE Taxes:	\$30,265.20

3D Virtual Walk-Thru Link: <https://my.matterport.com/show/?m=xxDqCjbXBkY>

Listed By:
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FLOOR PLAN

