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#### PROPERTY INFORMATION

Building Size	12,000 SF
Lot Size	38,478 SF   .88 AC
Year Built	1973
Number of Floors	2
Building Class	C
Zoning	GO (General Office)
Parking	40+ Stalls

#### PROPERTY HIGHLIGHTS

- Located less than one mile from both Aksarben Village and Interstate 80, offering excellent accessibility and convenience
- Terrific owner-user opportunity
- Formerly home to a law firm, featuring multiple spacious private offices ideal for a variety of professional uses
- Two expansive floors totaling 12,000 SF, with 6,000 SF on each level
- Abundant on-site parking
- Property offers a partially demoed interior, ready for mechanical upgrades or complete renovation
- Offices with vintage charm, including wood-paneled, in-office fireplaces and private bars
- Demisable floor plans allow for multiple Tenants and additional income generation
- Restricted against multi-family use, ideal for office or alternative development

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LOWER LEVEL FLOOR PLAN

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UPPER LEVEL FLOOR PLAN

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