



# Auburn Office/Daycare/School Space

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# PROPERTY FEATURES

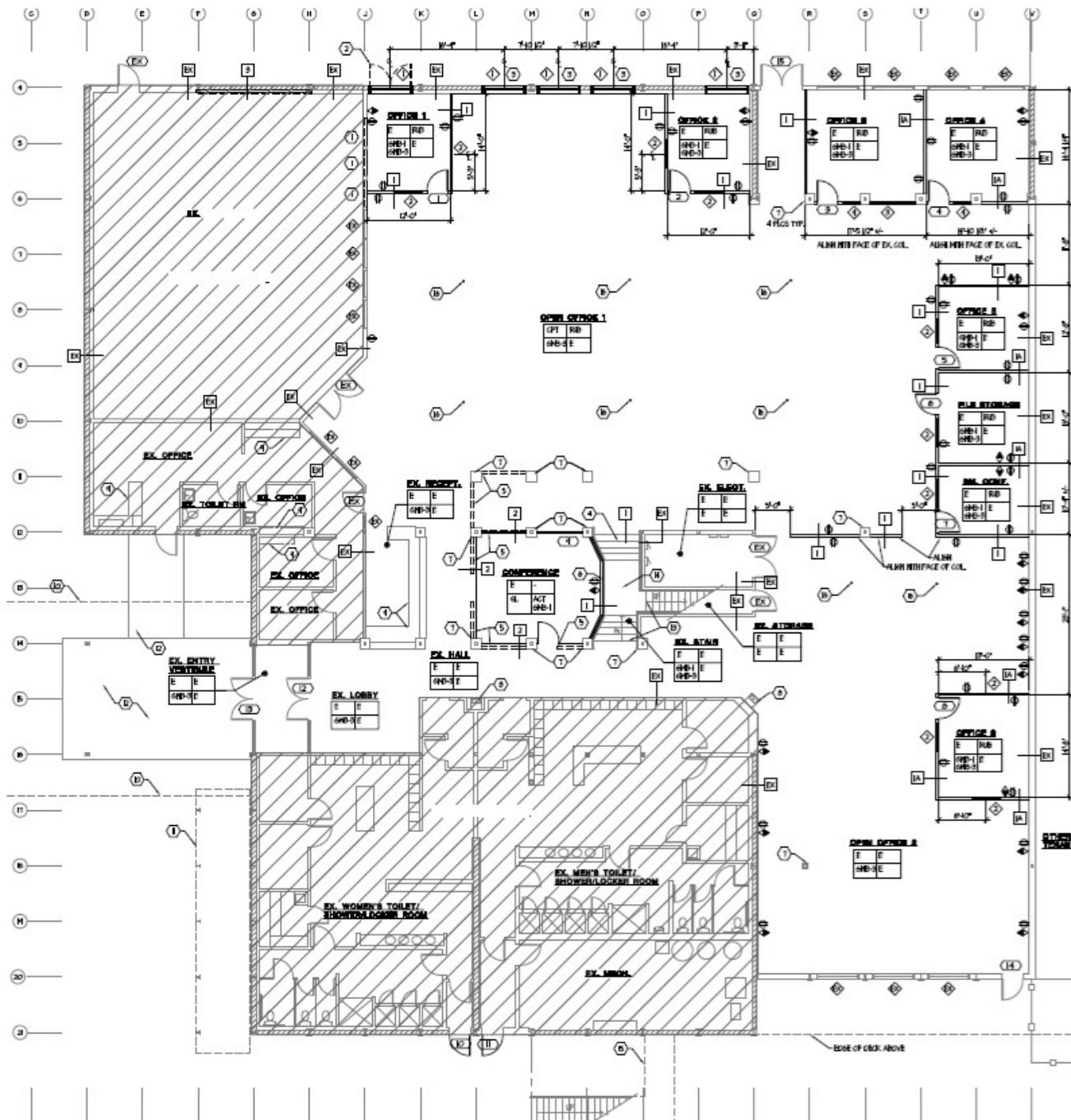
YEAR BUILT	1961
LEASE TYPE	NNN
WATER/SEWER	Included in NNN
ELECTRICITY	Included in NNN
GAS	Included in NNN
GARBAGE	Included in NNN
HEATING/HVAC	Heating and AC
PARKING	3.79/1,000 Parking Ratio
FENCED OUTDOOR AREA	Yes
TRAFFIC COUNT	31,211 Vehicles Per Day



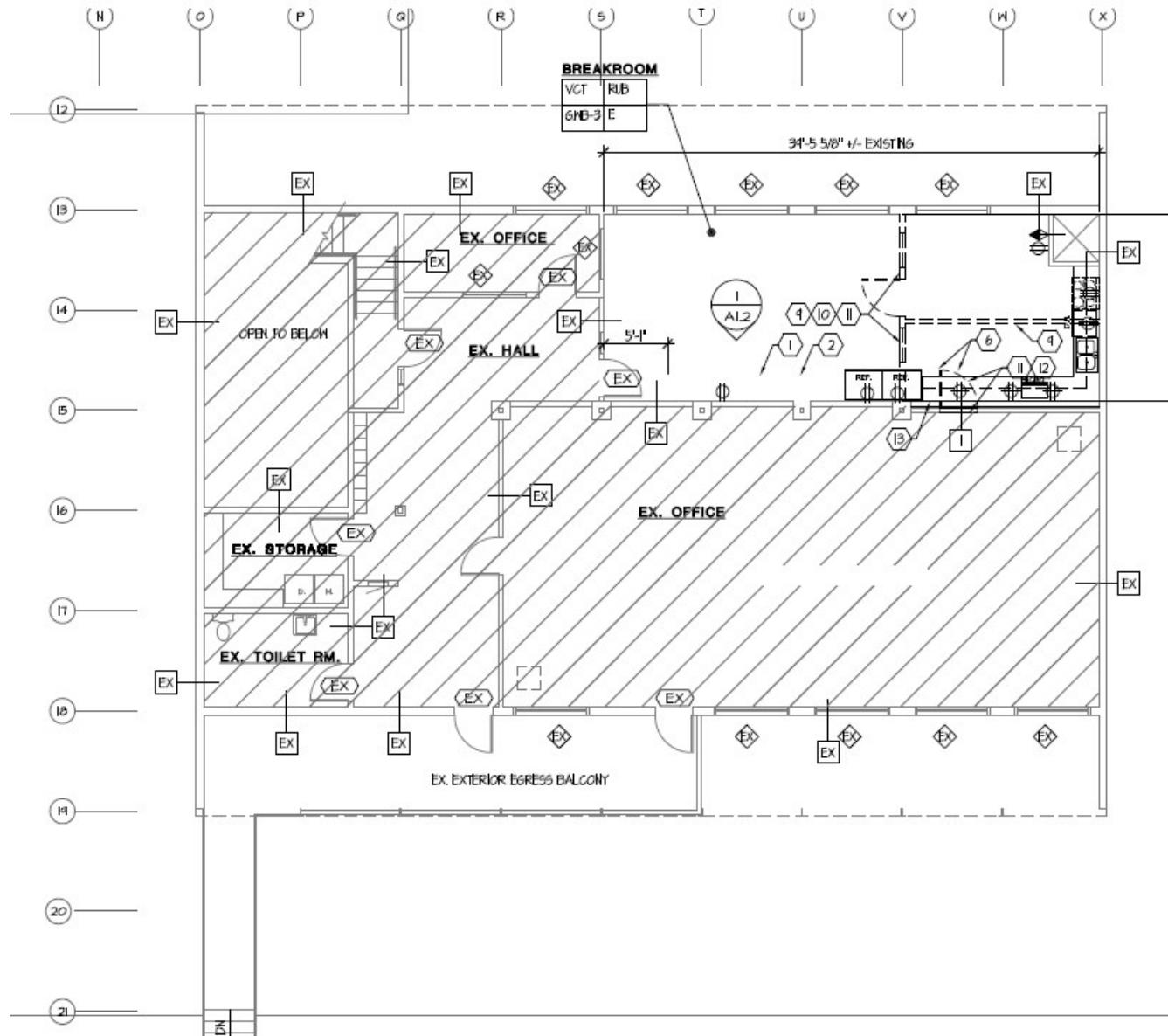
# AVAILABLE SPACES

Suite	Square Feet	Base Rent	NNN Expenses	Notes
Partial Main Floor	13,764	Negotiable	\$7,341	This space includes the main reception area, men's and women's locker rooms & bathrooms, large open work area with 7 private offices on perimeter of space. This space has access to the fenced outdoor area. Ideal user for this space would be a daycare, small school, or office. Space is currently being used as an office.
Full Main Floor	16,650	Negotiable	\$8,880	This section includes both the ground level office/retail space as well as the partial main floor. Ideal user for this space would be a daycare, small school, or office. Space is currently being used as an office.
Ground Level Office/Retail	2,886	Negotiable	\$1,539	This space has it's own private entrance with reception, restroom, 2 private offices, and large open work area with wood flooring. Was previously an aerobics room.
Total Availability	19,311	Negotiable	\$10,299	Total available space for lease. Ideal user for this space would be a daycare, small school, or office, however the landlord is open to other users. Space is currently being used as an office.
Upstairs Office	2,662	Negotiable	\$1,420	This space includes large conference room/open work area, bathroom, kitchen, and a couple of storage rooms.

# FLOOR PLAN—1ST FLOOR



# FLOOR PLAN—2ND FLOOR



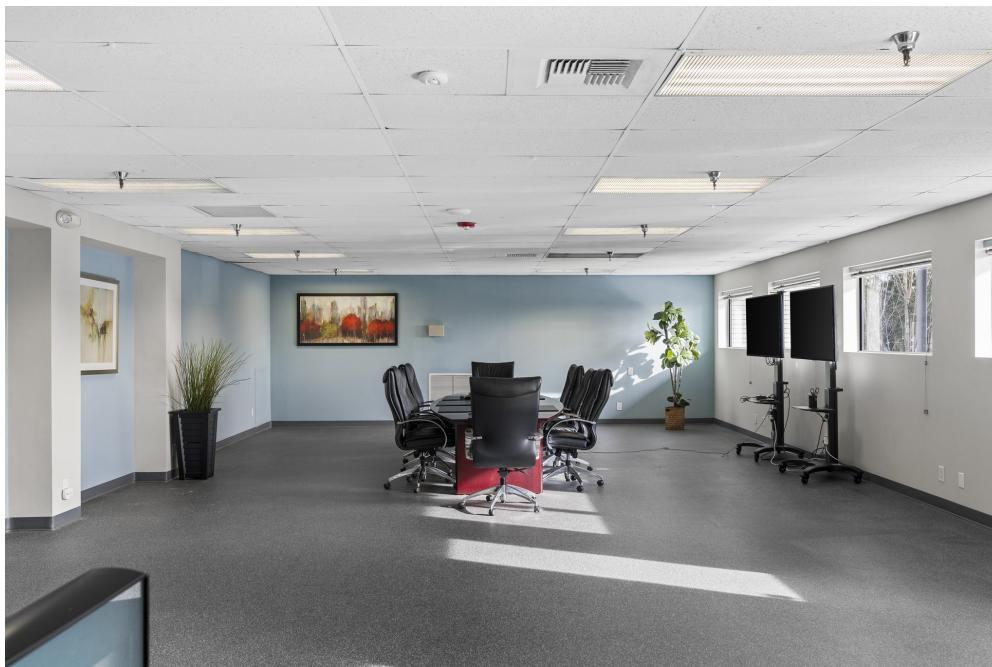
# PICTURES



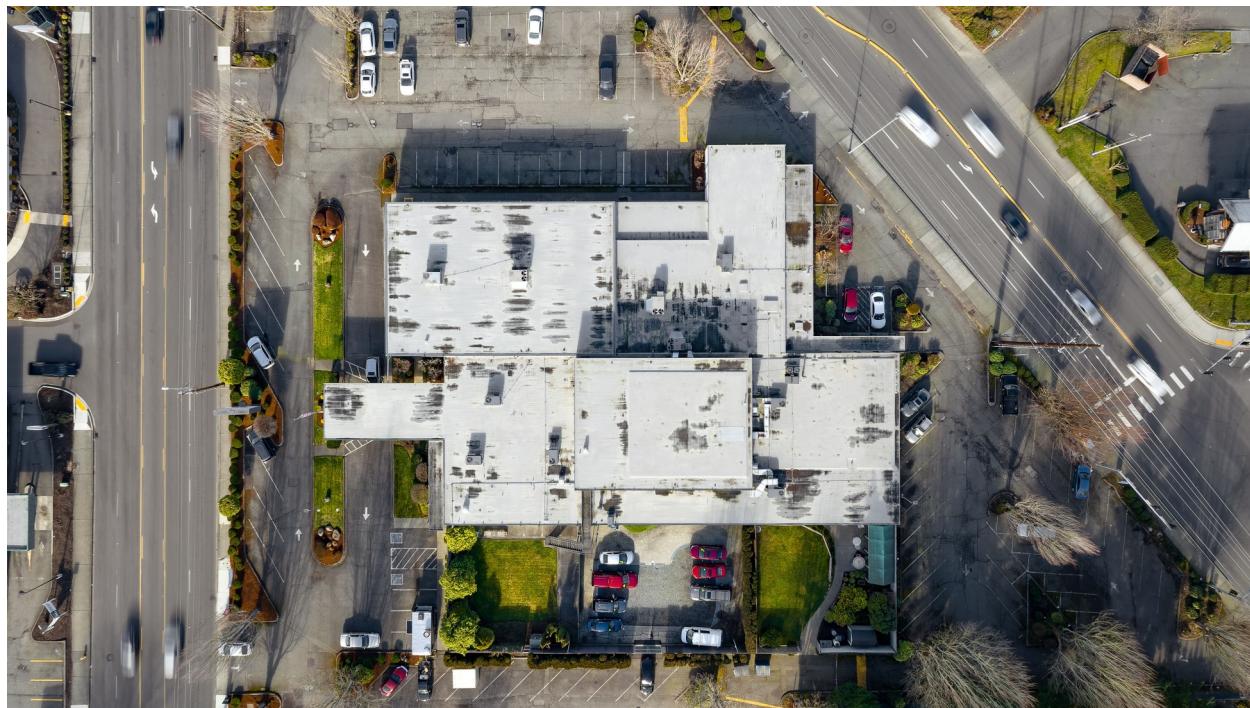
# PICTURES



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# AERIALS



# AERIALS

