



VIDEO

360° VIRTUAL TOUR

Property Description

Discover the epitome of modern office space at this exceptional property. Boasting contemporary design and state-of-the-art amenities, the property offers an impressive environment for businesses to thrive. Smartly configured office suites provide flexibility and efficiency, while inviting communal areas foster collaboration and creativity. Tenants will appreciate the convenience of ample parking and easy access to major transportation routes. The property's strategic location offers unparalleled visibility and exposure, making it an ideal choice for businesses seeking a prominent presence. Elevate your business in a setting that combines sophistication, functionality, and versatility for a truly exceptional office experience.

Property Highlights

- Contemporary design with modern amenities
- Flexible and efficient office suites (Options to lease 4000 SF or individual suites with common areas and kitchens)

Offering Summary

Sale Price:	\$2,500,000
Lease Rate:	\$19.00 - 25.00 SF/yr (NNN)
Number of Units:	3
Available SF:	600 - 4,000 SF
Lot Size:	9,583 SF
Building Size:	10,138 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	369	1,819	7,221
Total Population	1,017	4,119	16,499
Average HH Income	\$42,755	\$77,505	\$113,223

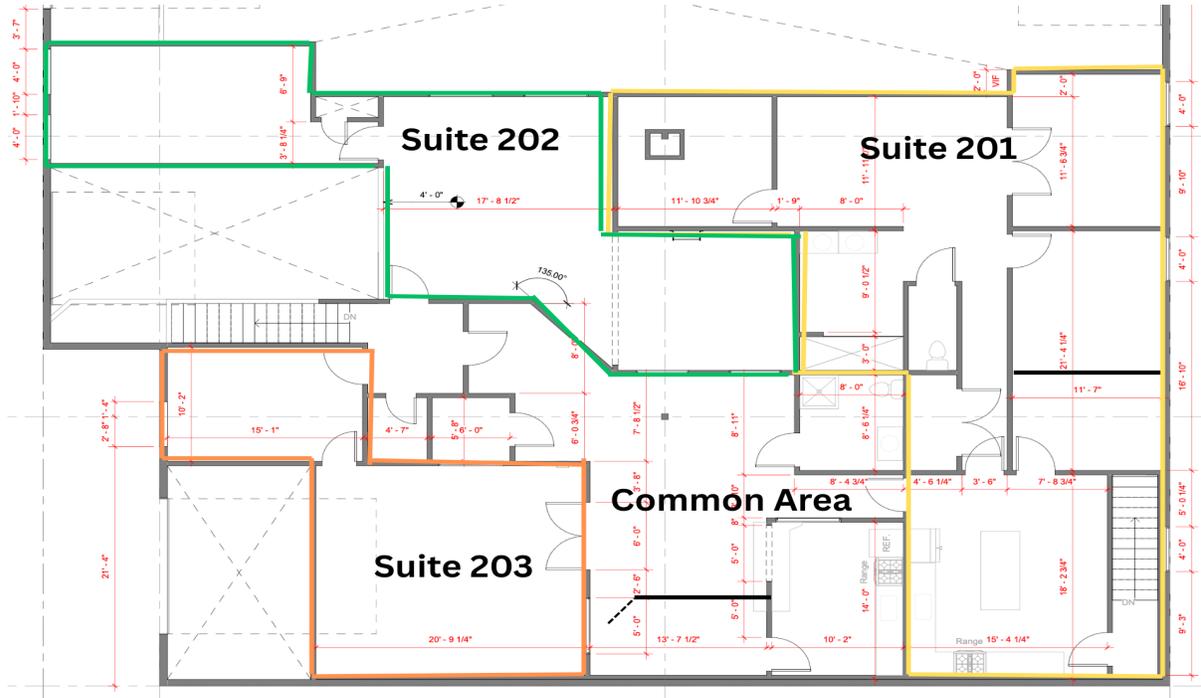
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Lease Information:

Lease Type:	NNN	Lease Term:	36 months
Total Space:	600 - 4,000 SF	Lease Rate:	\$19.00 - \$25.00 SF/yr

Available Space Options:

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Entire Floor	Available	4,000 SF	NNN	\$19.00 SF/yr	6 Parking Spaces. Space is available on November 1, 2025
Ste 201	Available	1,500 SF	NNN	\$25.00 SF/yr	Space is available on November 1, 2025; Common area available with podcast room and kitchen.
Ste 202	Available	925 SF	NNN	\$25.00 SF/yr	Space is available on November 1, 2025; Common area available with podcast room and kitchen.
Ste 203	Available	600 SF	NNN	\$25.00 SF/yr	Space is available on November 1, 2025; Common area available with podcast room and kitchen.

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Additional Photos



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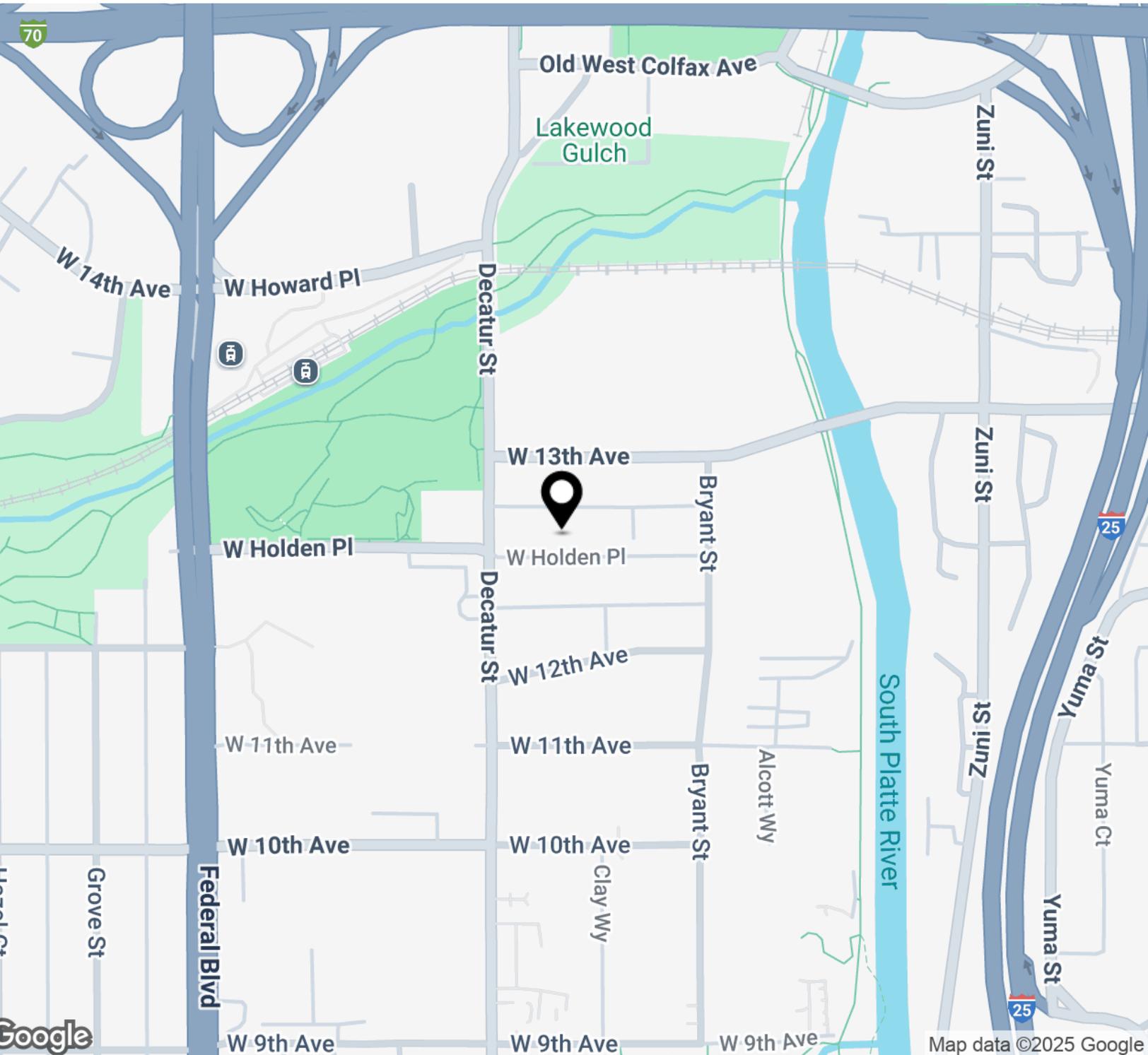


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Location Map



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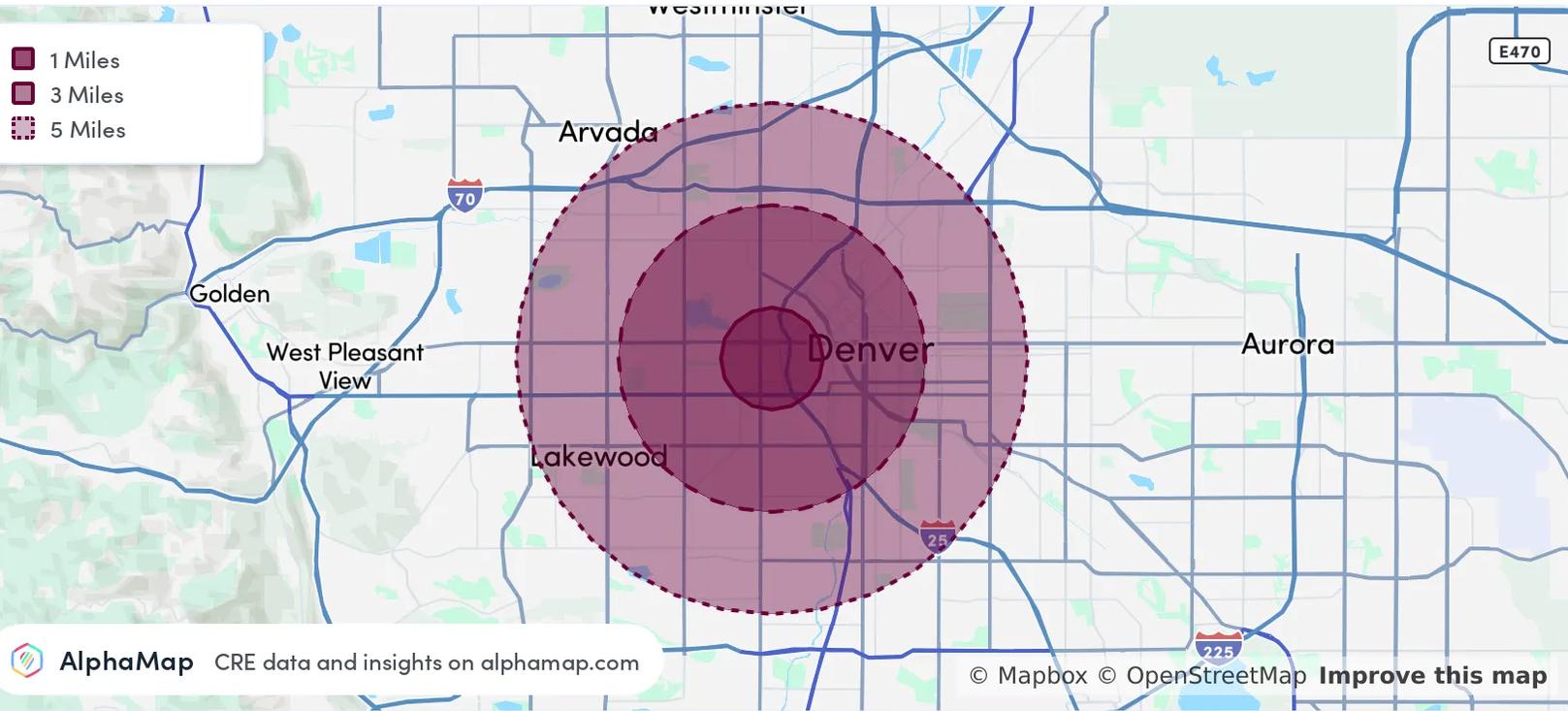
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Area Analytics



Population	1 Mile	3 Miles	5 Miles
Total Population	16,499	249,854	510,254
Average Age	33	37	38
Average Age (Male)	33	37	38
Average Age (Female)	34	37	39

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	7,221	126,146	238,784
Persons per HH	2.3	2	2.1
Average HH Income	\$113,223	\$113,942	\$121,808
Average House Value	\$817,327	\$732,040	\$761,290
Per Capita Income	\$49,227	\$56,971	\$58,003

Map and demographics data derived from AlphaMap

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