



## Property Description

Premier commercial property now available for sublease. This contemporary space offers 7 private offices including loft office area, kitchenette, conference room and restrooms. The property features convenient private parking, exceptional visibility, and seamless access to major thoroughfares, positioning it as an ideal destination for many businesses.

## Property Highlights

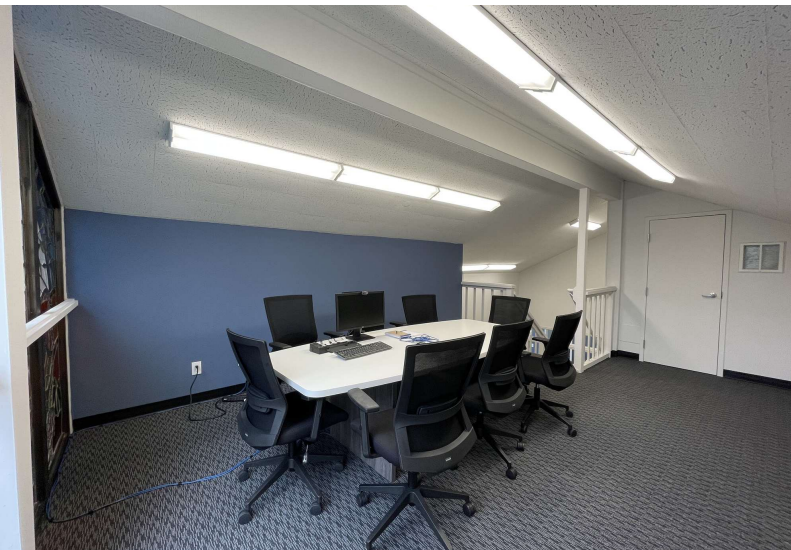
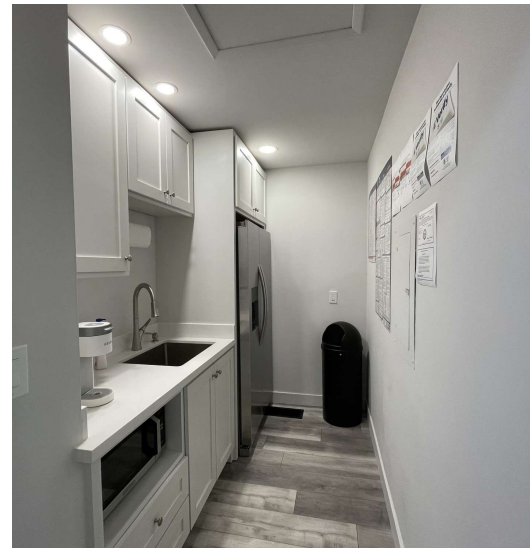
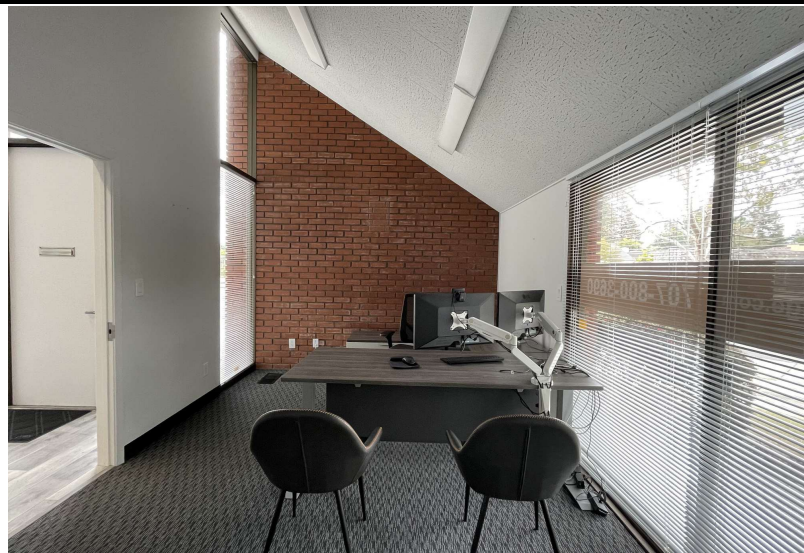
- Convenient private parking
- Exceptional visibility
- Seamless access
- 7 offices, kitchenette, conference room, and restrooms

## Offering Summary

Lease Rate:	\$2.65 SF/month (NNN)
First Floor SF:	± 1,980 SF
Mezzanine SF:	± 291 SF
<b>Total Available SF:</b>	<b>± 2,271 SF</b>

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	626	2,024	7,209
Total Population	1,626	5,333	18,841
Average HH Income	\$121,539	\$103,411	\$91,576





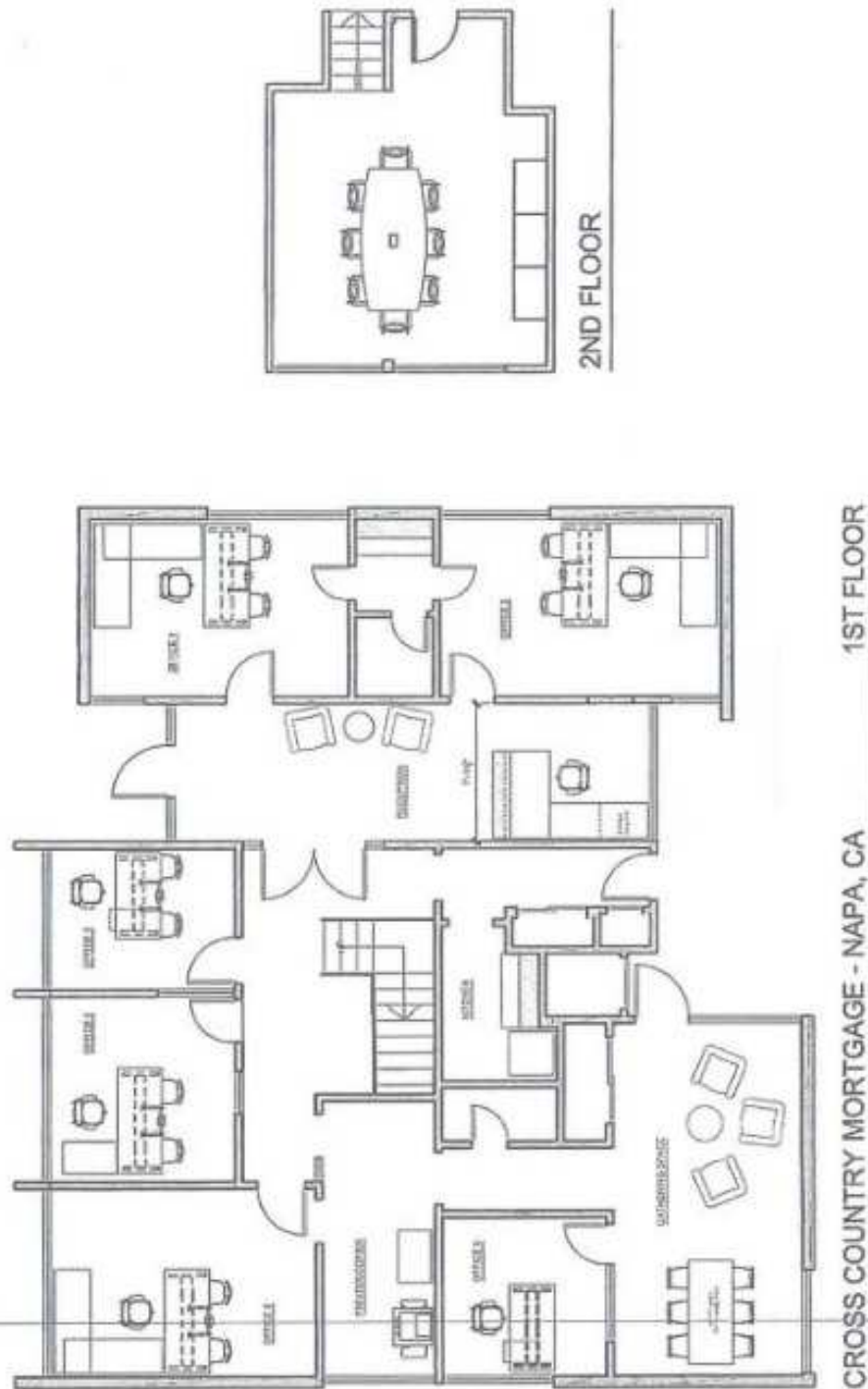
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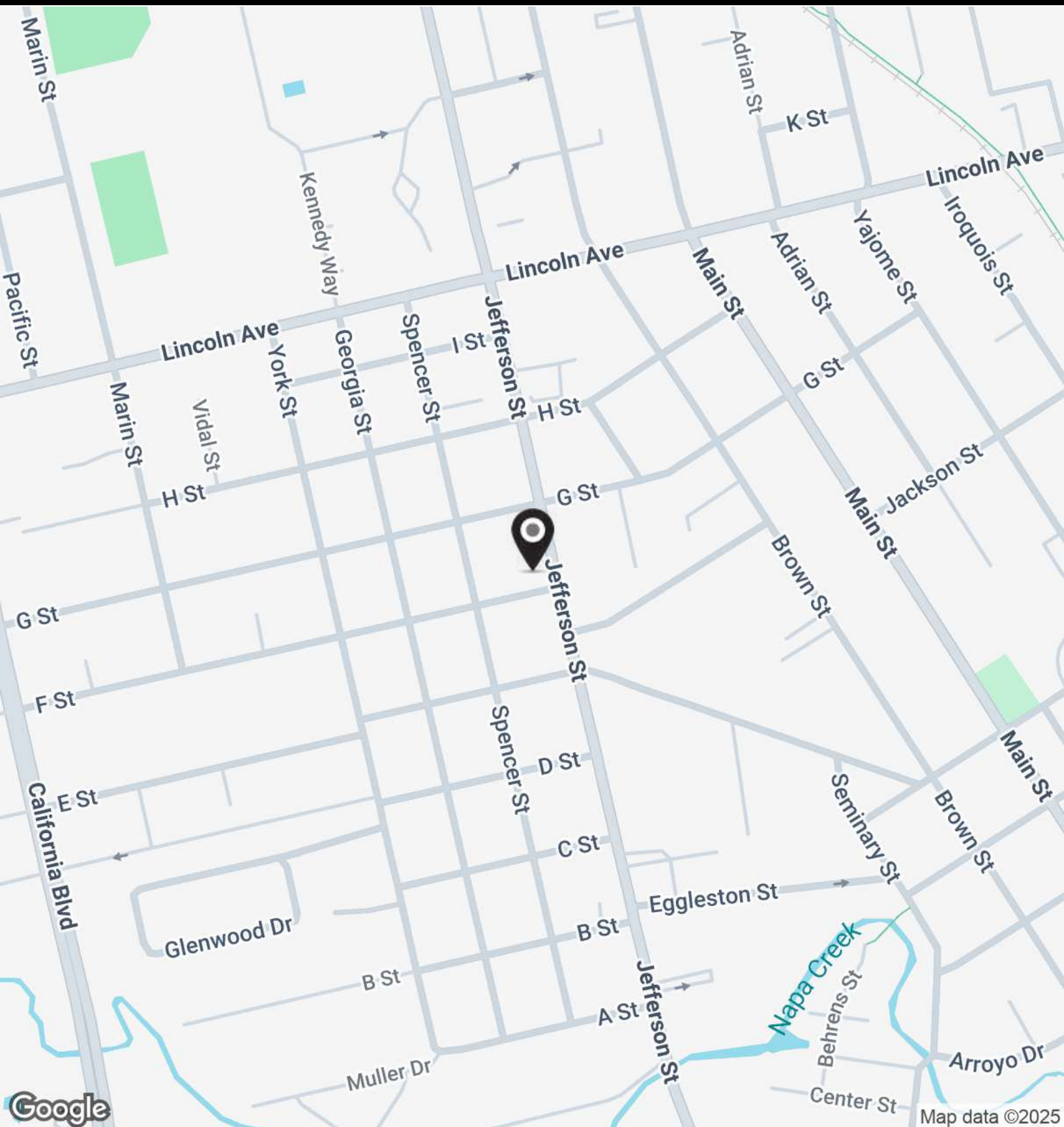




EXHIBIT A







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## Population

0.25 Miles 0.5 Miles 1 Mile

Total Population	1,626	5,333	18,841
Average Age	36.0	37.3	37.7
Average Age (Male)	38.4	37.7	36.5
Average Age (Female)	32.6	35.0	38.2

## Households & Income

0.25 Miles 0.5 Miles 1 Mile

Total Households	626	2,024	7,209
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$121,539	\$103,411	\$91,576
Average House Value	\$666,674	\$634,674	\$604,331

\* Demographic data derived from 2020 ACS - US Census



Population

**5,333**



Median Home Value

**\$634,674**



Average Household  
Income

**\$103,411**



Average Age

**37.3**

