



OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Prime Location

This highly visible, free-standing brick building sits on a 0.23-acre lot in a well-trafficked professional and medical district. The structure 2112 square feet and is classified as a Class B office property, originally built in 1995. Its strategic corner location offers excellent accessibility and exposure, making it ideal for businesses seeking a central and recognizable address. The space offers a separate waiting area reception office with rest room, lab with rest room, four exam rooms, break room, stock room, and patient rest room.

HIGHLIGHTS

- Corner Lot Advantage: High exposure to both Brookside Drive and Bridgewater Lane traffic.
- Convenient Access: Easy ingress and egress from both streets, with nearby connections to major thoroughfares.

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OFFERING SUMMARY

Lease Rate:	\$3,200.00 Monthly (MG)
Number of Units:	1
Available SF:	2,112 SF
Lot Size:	0.23 Acres
Building Size:	2,112 SF

DEMOGRAPHICS	2 MILES	5 MILES	7 MILES
Total Households	9,356	29,795	39,698
Total Population	20,897	68,187	91,588
Average HH Income	\$68,673	\$74,376	\$77,475





INTERIOR PHOTOS



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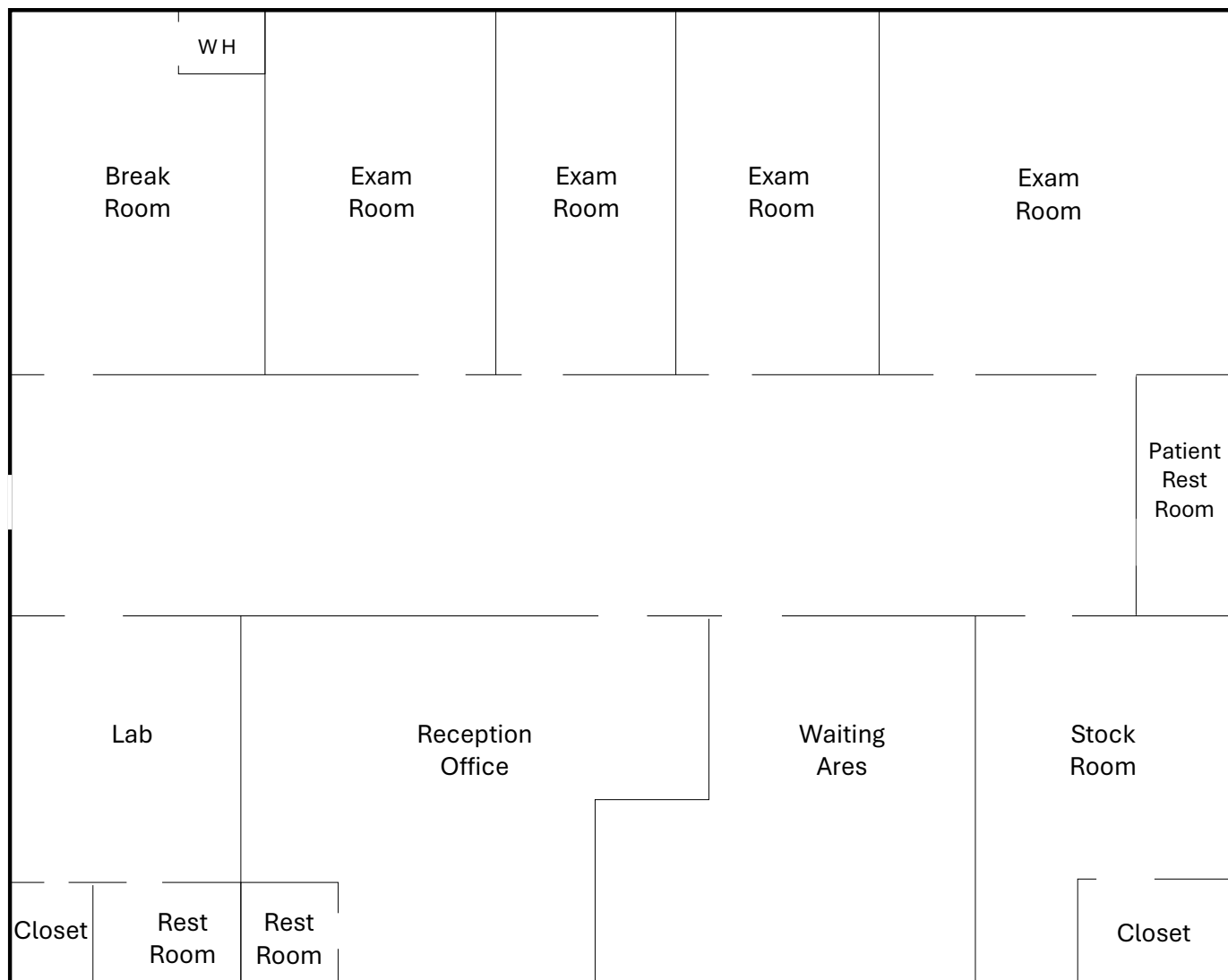
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FLOOR PLAN

1901 Brookside Drive



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Not to scale. For informational purpose only





RETAIL AERIAL



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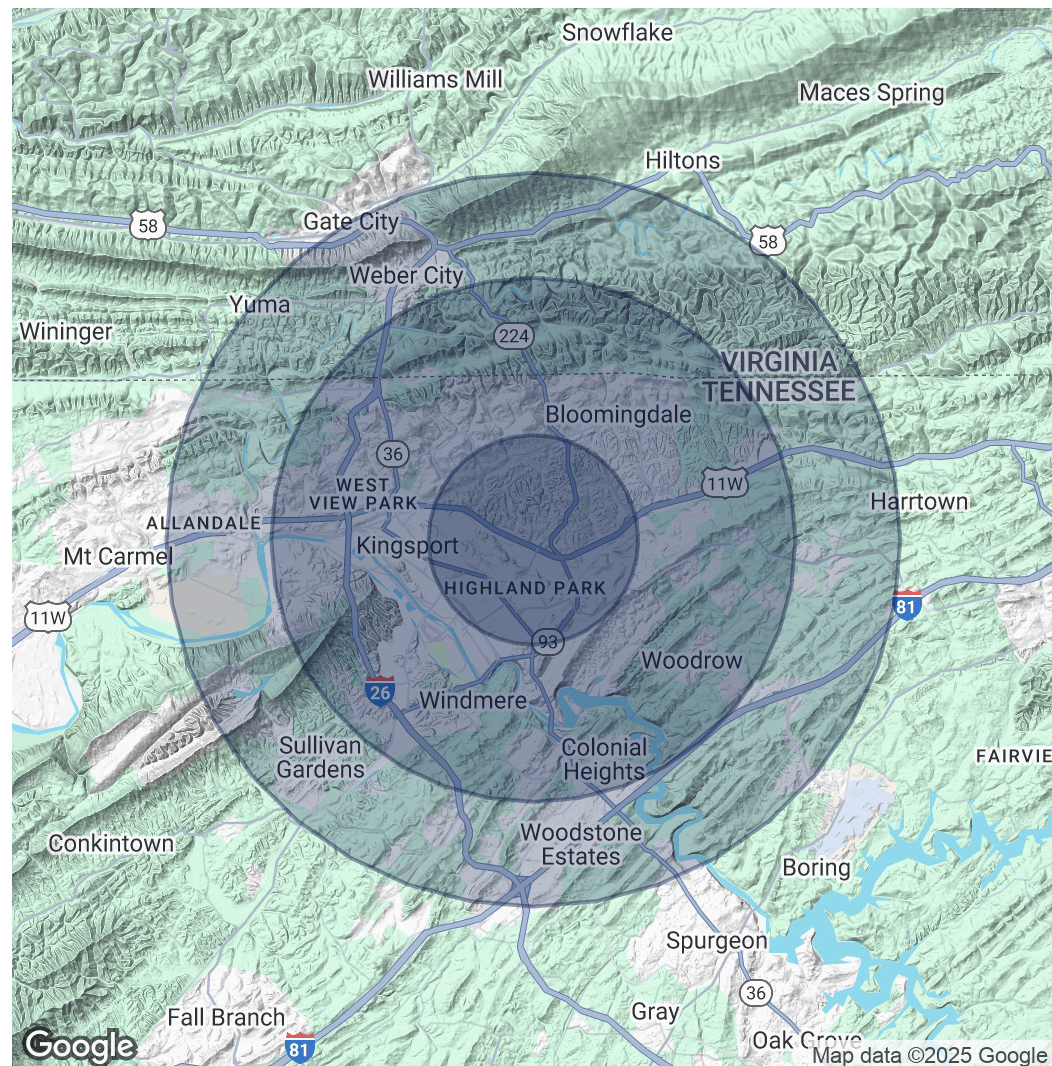


DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	7 MILES
Total Population	20,897	68,187	91,588
Average Age	45	45	45
Average Age (Male)	43	43	43
Average Age (Female)	47	46	46

HOUSEHOLDS & INCOME	2 MILES	5 MILES	7 MILES
Total Households	9,356	29,795	39,698
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$68,673	\$74,376	\$77,475
Average House Value	\$235,484	\$239,602	\$247,563

Demographics data derived from AlphaMap



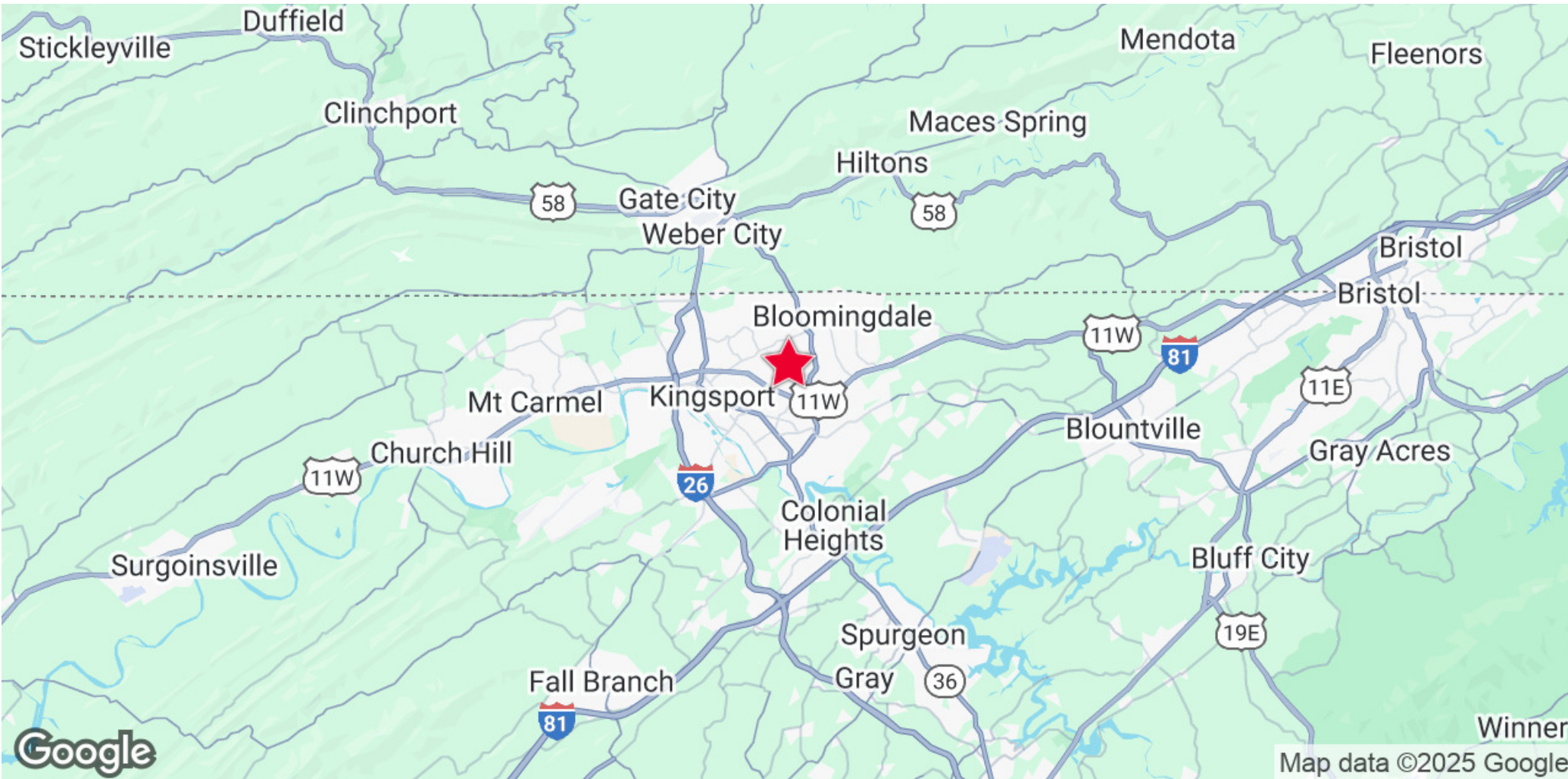
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LOCATION MAP



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