



FOR LEASE OR SALE

Office | Medical | Retail | Commercial

5790 N 33rd Circle | 5,388 SF | Lease Rate \$14.00 PSF + NNN | Sale Price \$885,000



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Property Description

Exceptional opportunity to purchase or lease a 5,388 SF vacant office building located near North Star High School, several established medical providers, and the upcoming North Star Crossing mixed-use development. The building offers great visibility and access along North 33rd St., making it an ideal fit for medical, office or retail users.

About The Building

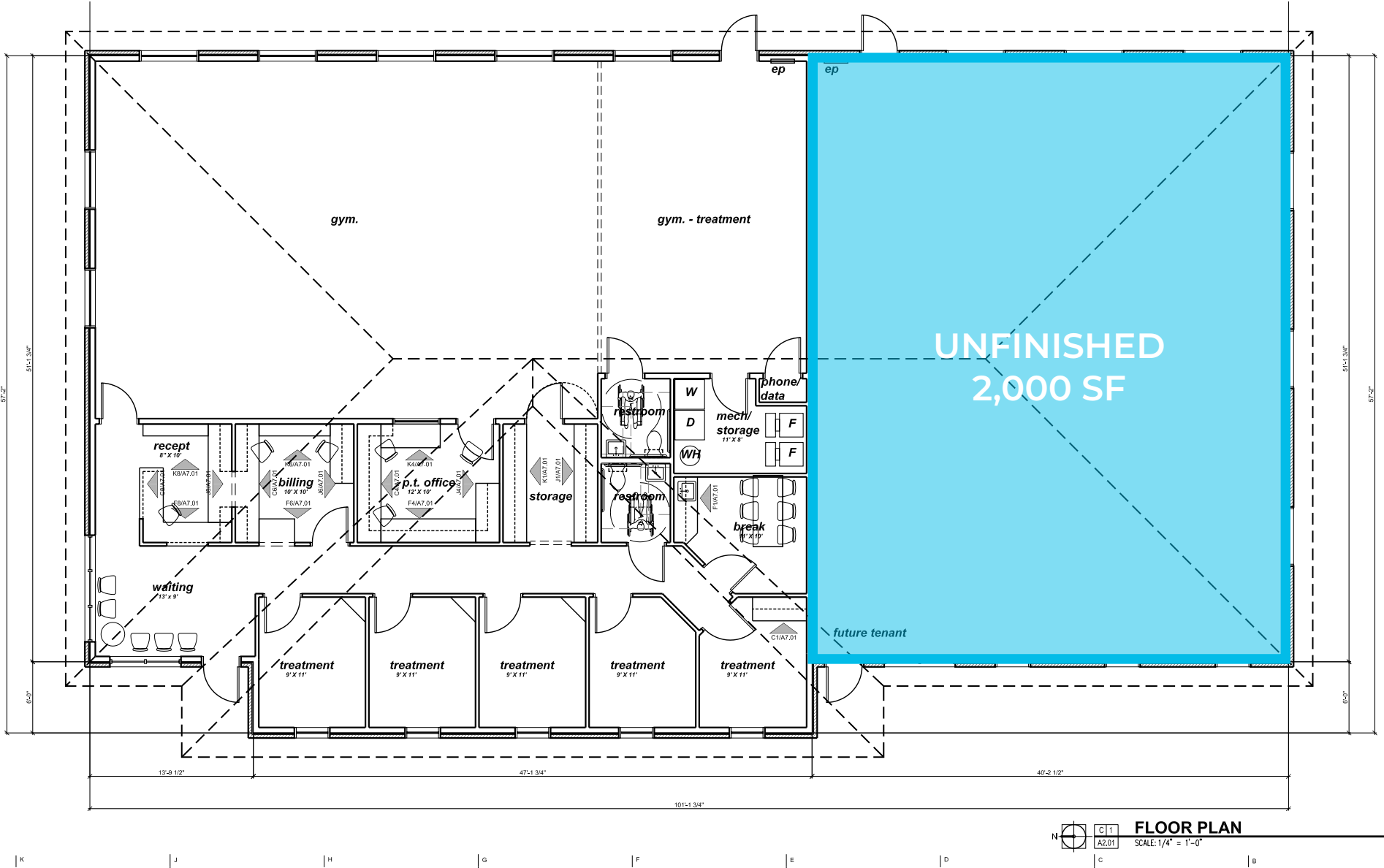
3,388 SF finished — previously operated as a physical therapy clinic, featuring 5 treatment rooms, a reception area, breakroom, two private offices, storage, and an open exercise/therapy area.

2,000 SF unfinished — flexible space ready for custom build-out. Landlord willing to provide a Tenant Improvement Allowance for qualified tenants.

Total Building SF:	5,388 SF
Sale Price:	\$885,000
Lease Rate:	\$14.00 PSF + NNN
Land Area:	0.93 AC
Year Built:	2007
Zoning:	I-3







NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.



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