

IRWIN UNION FINANCIAL CENTER



PROPERTY OVERVIEW

- Available Space** 2,400 Square Feet
- Lease Rate** **\$1.50 NNN, \$0.57 Approximate NNN's**
- Highlights**
- 3 Large Private Offices, Kitchenette, Storage Room
 - Excellent Location in a Class A Office Park
 - Great Visibility with Over 17,000 CPD from College Parkway
 - Ideal for a Varsity of Office Users
 - Drive-thru Access
 - Ample Parking



Position your business for success in this well-appointed office suite designed for productivity, professionalism, and convenience. The space features a functional layout with 3 private offices, collaborative workspace, and a welcoming reception area, all ideal for numerous types of professional services. The property also offers strong visibility, convenient access from Hwy 580, ample parking, and fantastic proximity to a major business corridor that contains other prominent businesses and retail services, making it easy for both employees and clients to connect.

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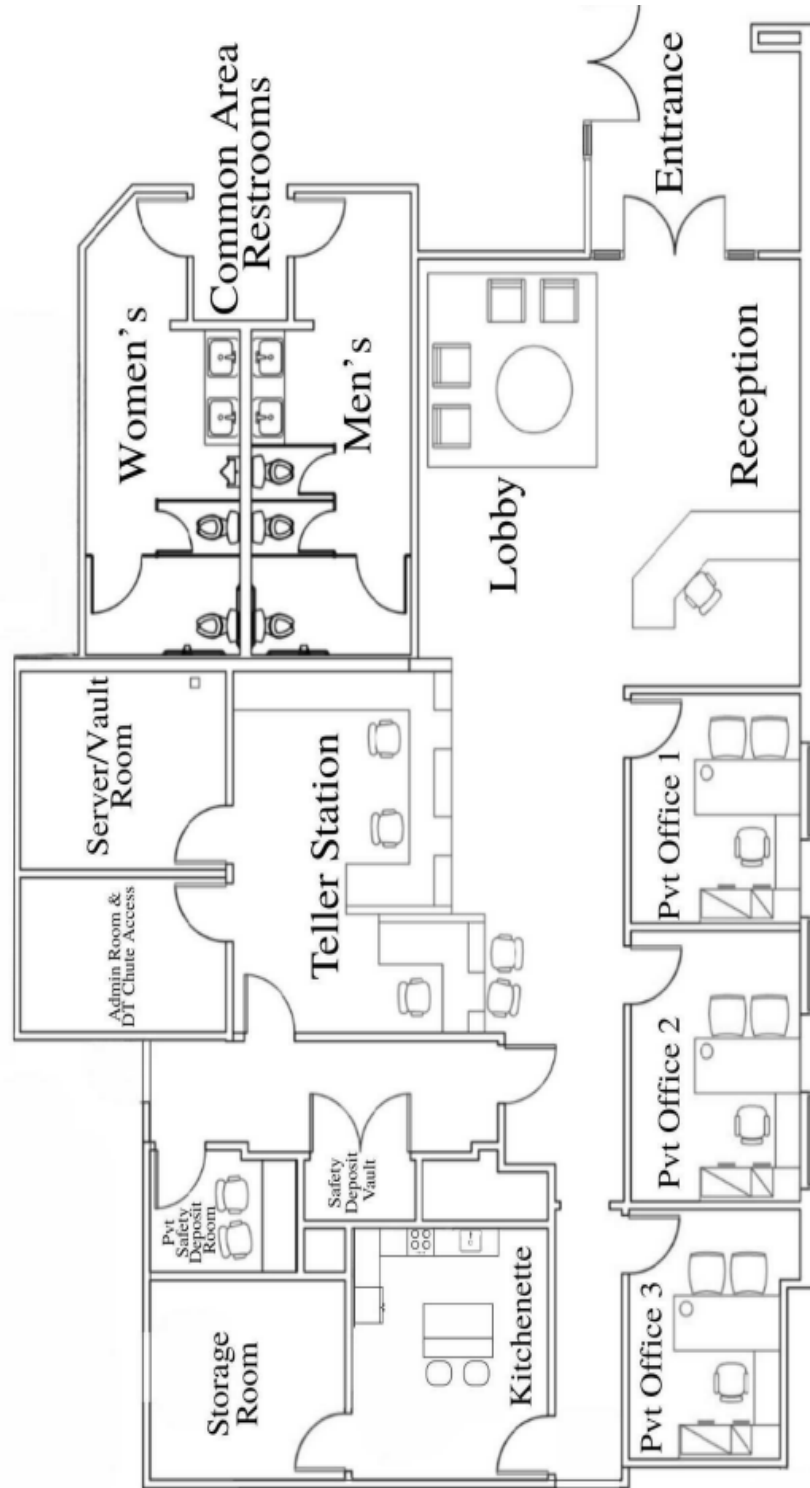
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