

# FOR LEASE | Affordable Office Space



Offered at:  
Available:

\$11/SF/Yr. MG  
5,400SF

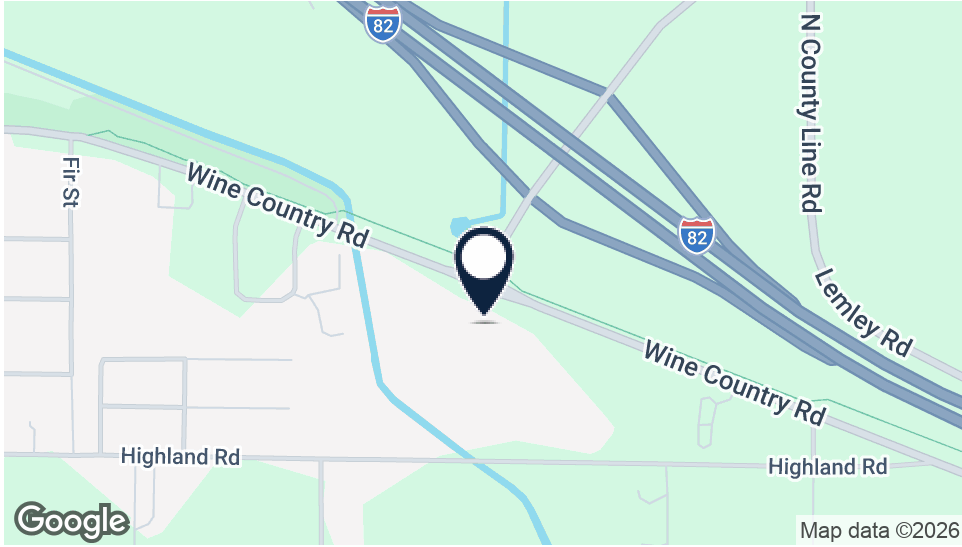
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# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$11/SF, MG
Building Size:	15,200SF
Available SF:	5,400SF
Lot Size:	10.1 acres
Year Built:	2000
Zoning:	M1
Market:	Lower Valley

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease quality office space in the heart of Grandview. The space consists of approximately 5,400 SF and is comprised of ten large private offices, a bullpen area, and reception area, together with an additional approximately 841 SF conference room, ample storage space, a full kitchen, and dedicated on-site parking.

The Landlord is willing to leave the existing furniture in place or remove it at Tenant’s request, providing flexibility for a variety of users. The property also offers an excellent opportunity to create strong tenant synergy with neighboring businesses and benefits from flexible zoning within the City of Grandview, allowing for a wide range of potential uses including retail.

The lease structure is modified gross, with all utilities, property taxes, and insurance included in the rental rate, except for Tenant’s garbage service. Conveniently located directly along Interstate 82, the property provides excellent freeway access, visibility, and convenience for both employees and customers alike.

# Highlights



- Approximately 5,400 SF office space featuring ten private offices, bullpen area, reception area, and an additional approximately 841 SF conference room
- Full kitchen, ample storage space, and dedicated on-site parking
- Flexible zoning within the City of Grandview allowing for a wide range of potential uses
- Modified gross lease structure with utilities, property taxes, and insurance included in the rental rate (Tenant responsible only for garbage service)
- Excellent location directly along Interstate 82 providing strong visibility, freeway access, and convenient access for employees and customers

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	32	157	626
Total Population	116	558	2,191
Average HH Income	\$71,177	\$68,935	\$69,107

# Additional Photos

