



Property Description

Nicely appointed building with small office units ranging in size from 1,175 sf - 3,500 sf. A total of 6,000 sf available that can be combined up to 2,500 and 3,500 sf of contiguous space.

Property Highlights

- Immediate occupancy
- 2nd floor office space
- Elevator building
- Lots of Natural Light
- Abundant parking
- New ownership
- Renovation of common areas coming soon

Offering Summary

Lease Rate:	\$18.00 SF
Available SF:	1,175 - 6,000 SF
Lot Size:	3.49 Acres
Building Size:	45,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,533	17,930	33,794
Total Population	7,368	50,372	97,753
Average HH Income	\$82,888	\$95,094	\$110,617



Glenn Jaffe
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Each Office Independently Owned and Operated

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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	6,000 SF	Lease Rate:	\$18.00 SF/yr

Available Spaces

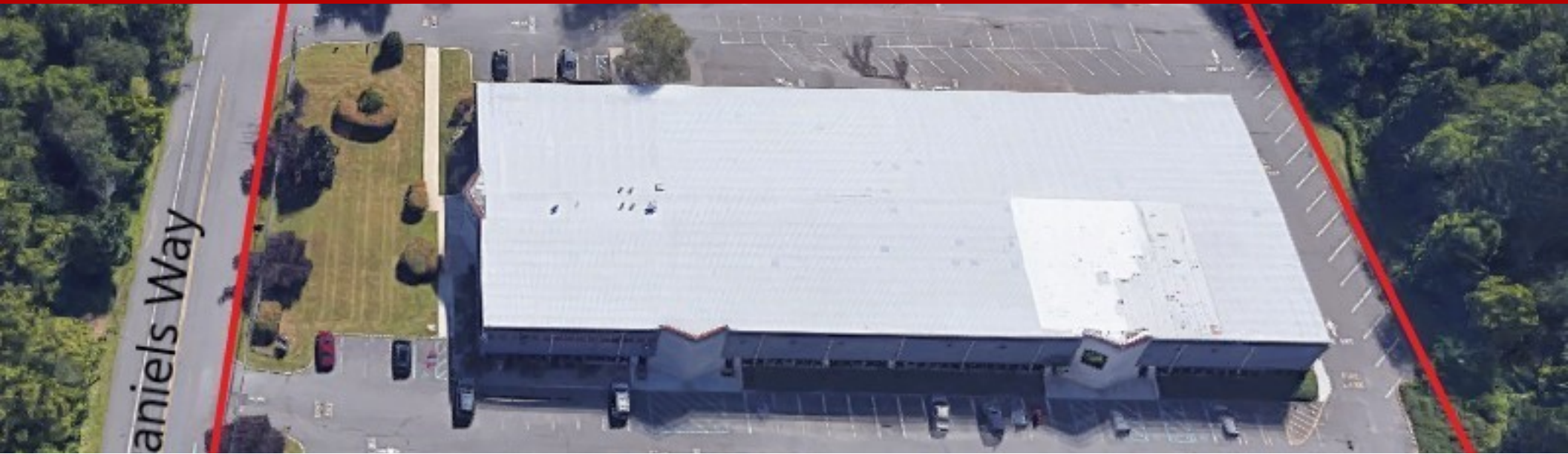
Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 200	Available	1,175 - 2,500 SF	Modified Gross	\$18.00 SF/yr	Premium corner office on the second floor with lots of natural light directly accessible to the elevator. Ready for immediate occupancy.
Suite 220	Available	1,325 - 2,500 SF	Modified Gross	\$18.00 SF/yr	Open space layout that can be easily adapted to any office space requirements. Ready for immediate occupancy.
Suite 215	Available	2,273 - 3,500 SF	Modified Gross	\$18.00 SF/yr	Premium corner office on the second floor with lots of natural light directly accessible to the elevator. Ready for immediate occupancy.



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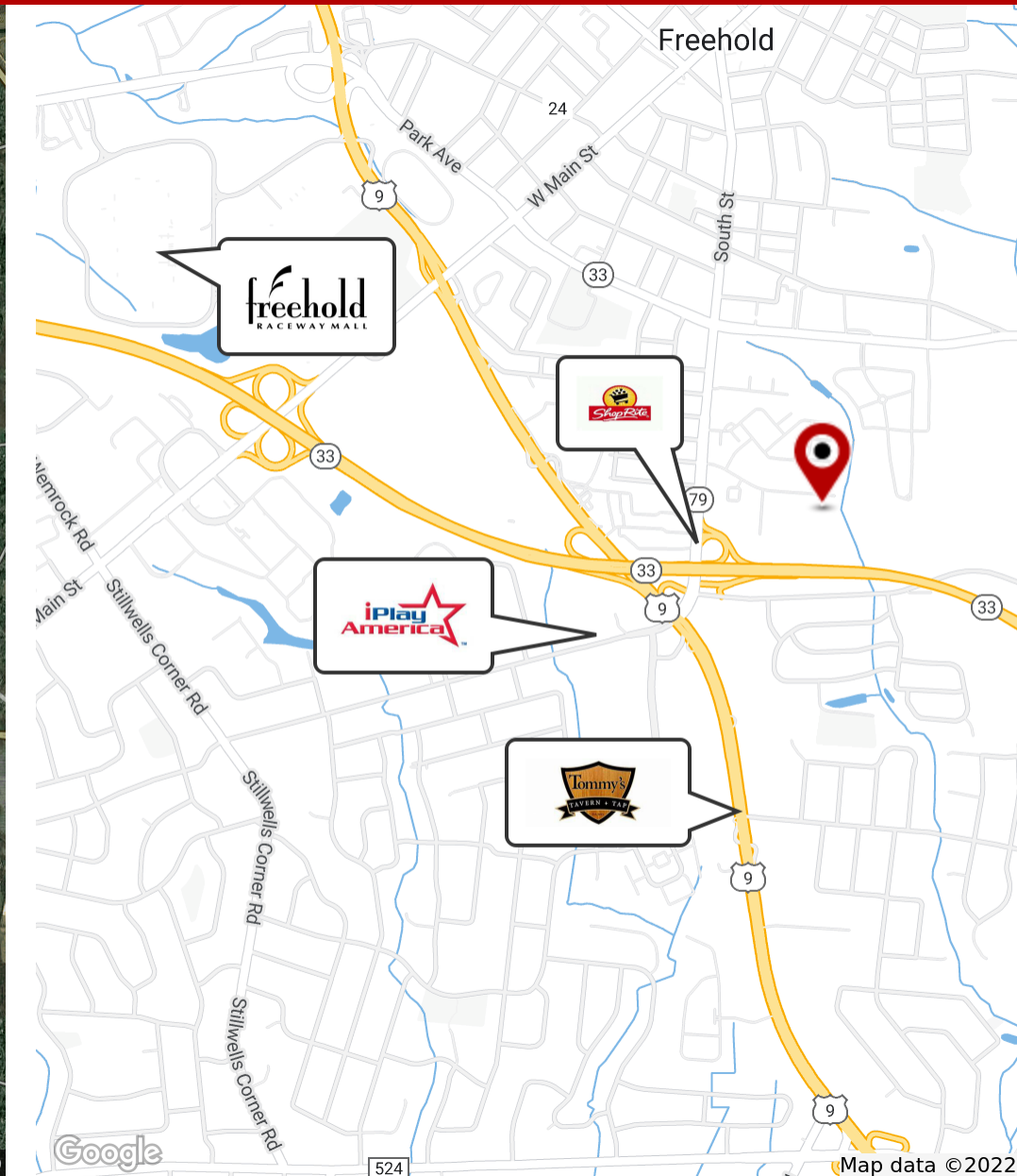
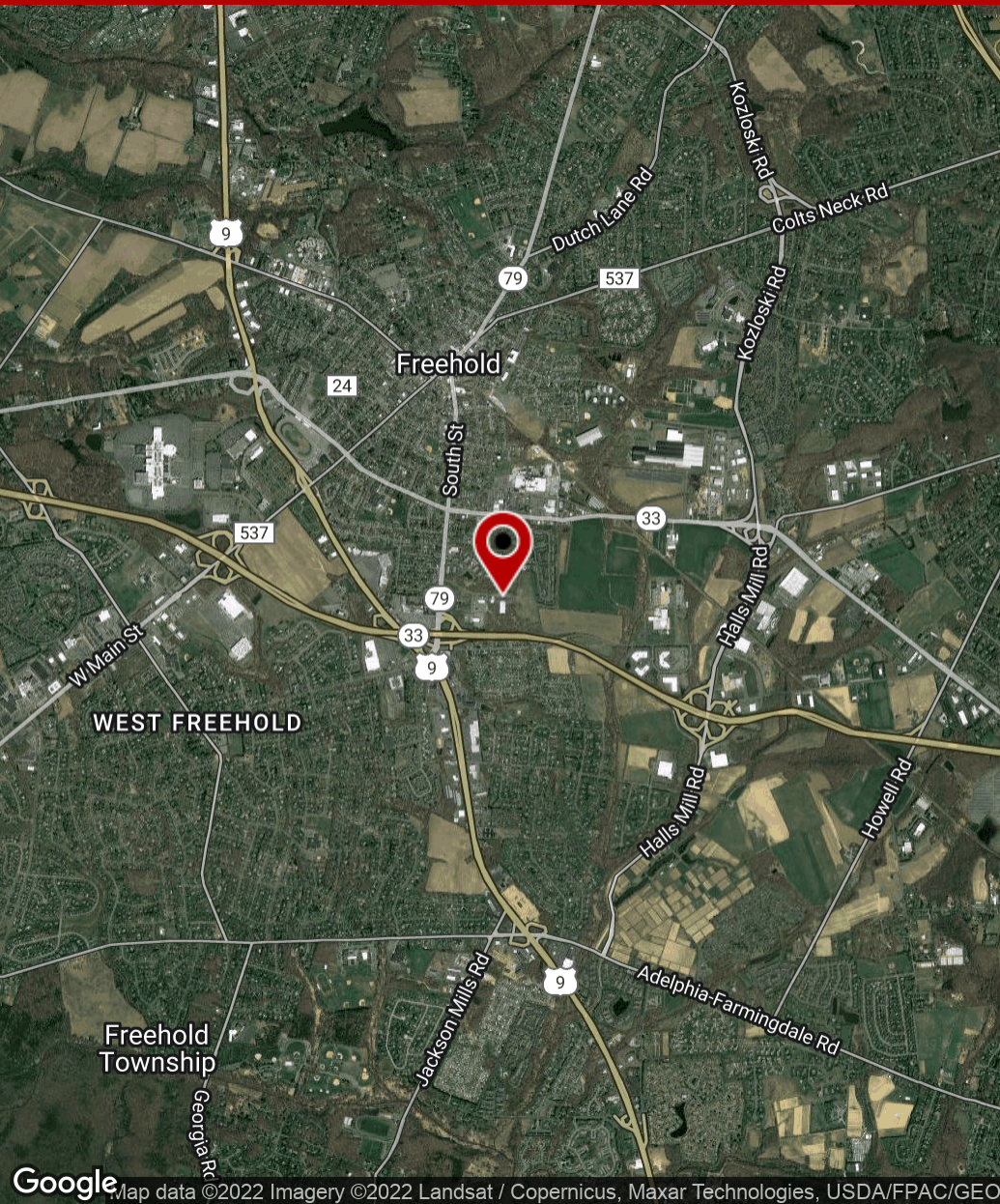
Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 240	Available	1,227 - 3,500 SF	Modified Gross	\$18.00 SF/yr	Premium office space on the second floor with lots of natural light directly accessible to the elevator. Ready for immediate occupancy.



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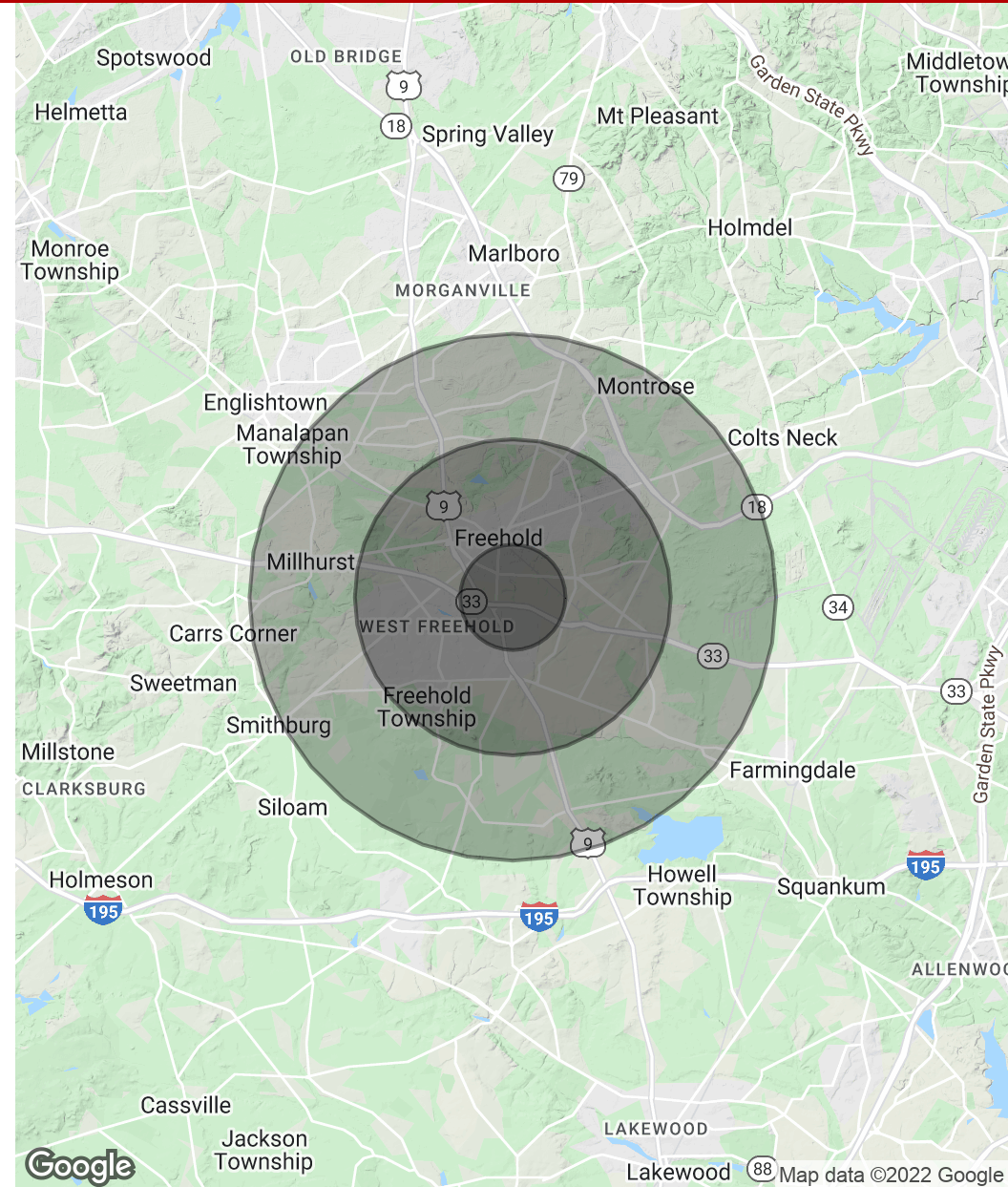
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,368	50,372	97,753
Average Age	35.6	39.3	39.7
Average Age (Male)	34.7	37.7	38.2
Average Age (Female)	36.5	40.3	40.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,533	17,930	33,794
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$82,888	\$95,094	\$110,617
Average House Value	\$376,910	\$412,526	\$458,609

* Demographic data derived from 2010 US Census



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