

PRIVATE OFFICES AVAILABLE – SMALL USERS WELCOME



MULTIPLE LEASING OPPORTUNITIES IN WELL LOCATED RETAIL/OFFICE/MEDICAL COMPLEX

- Building Size: 12,000 SF



Availabilities

| Suite | RSF | Rate | Date Available |
|-------|-------|------------|---|
| 101 | 3,500 | Negotiable | August 1, 2027 |
| 103 | 1,443 | Negotiable | Immediately |
| 201 | 1,451 | \$15/SF +U | Immediately - <i>Lease one private office within a professionally maintained ±1,451 SF second-floor suite</i> |



MULTIPLE LEASING OPPORTUNITIES IN WELL LOCATED RETAIL/OFFICE/MEDICAL COMPLEX



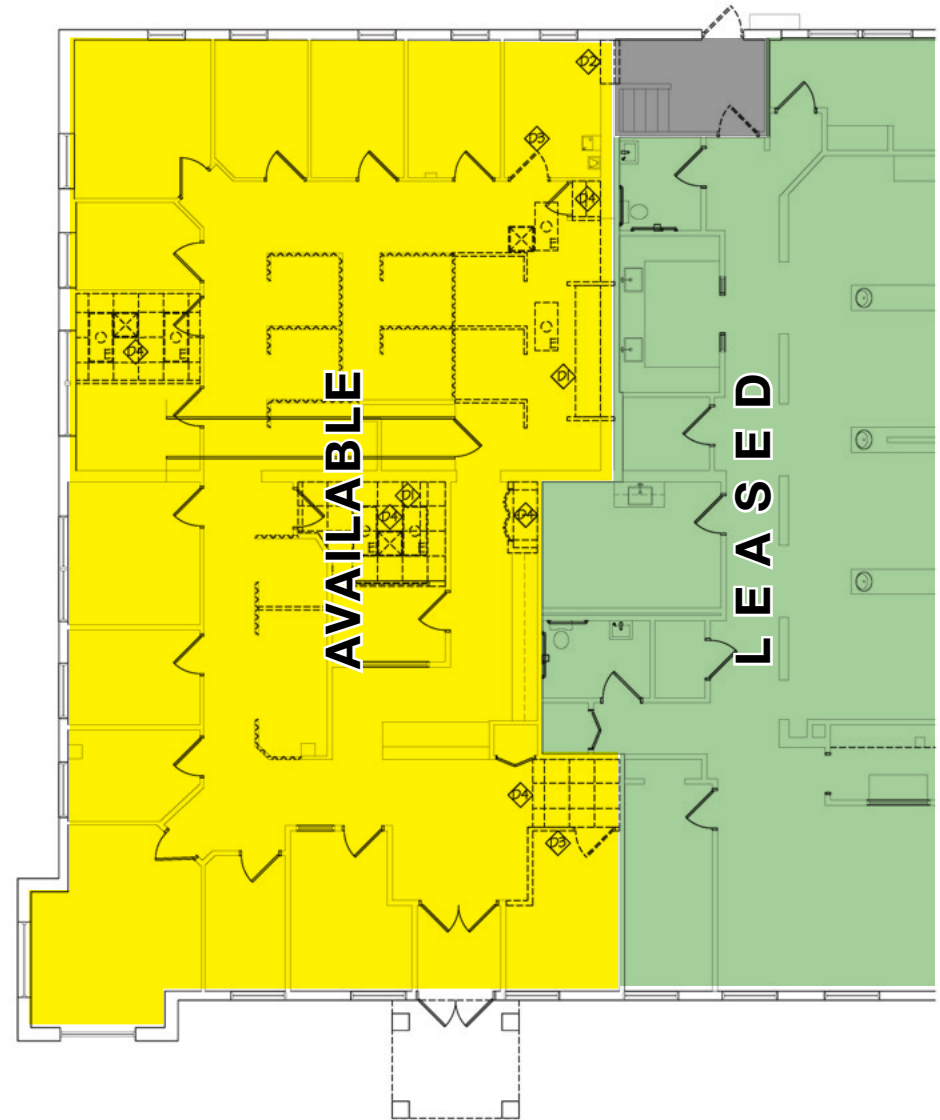
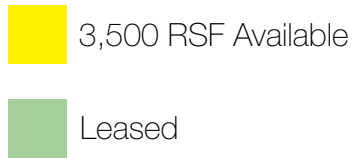
Property Highlights

- ±6,394 RSF available in this building
- Suite 101 is beautifully appointed office space with over 100 feet of road frontage
Available August 1, 2027
- Suite 103 is ground floor space directly accessible from the parking lot
- Suite 201 has ±1,451 SF on the second floor
Individual Executive Offices Available
 - Lease one private office within a professionally maintained ±1,451 SF 2nd floor suite
 - 3 executive-sized offices available
 - Shared reception area, kitchenette, and restroom
 - All utilities included in the monthly rent
 - Turnkey, all-inclusive workspace ideal for independent professionals, therapists, accountants, attorneys, and remote workers

Suite 101 - Proposed Layout Plan

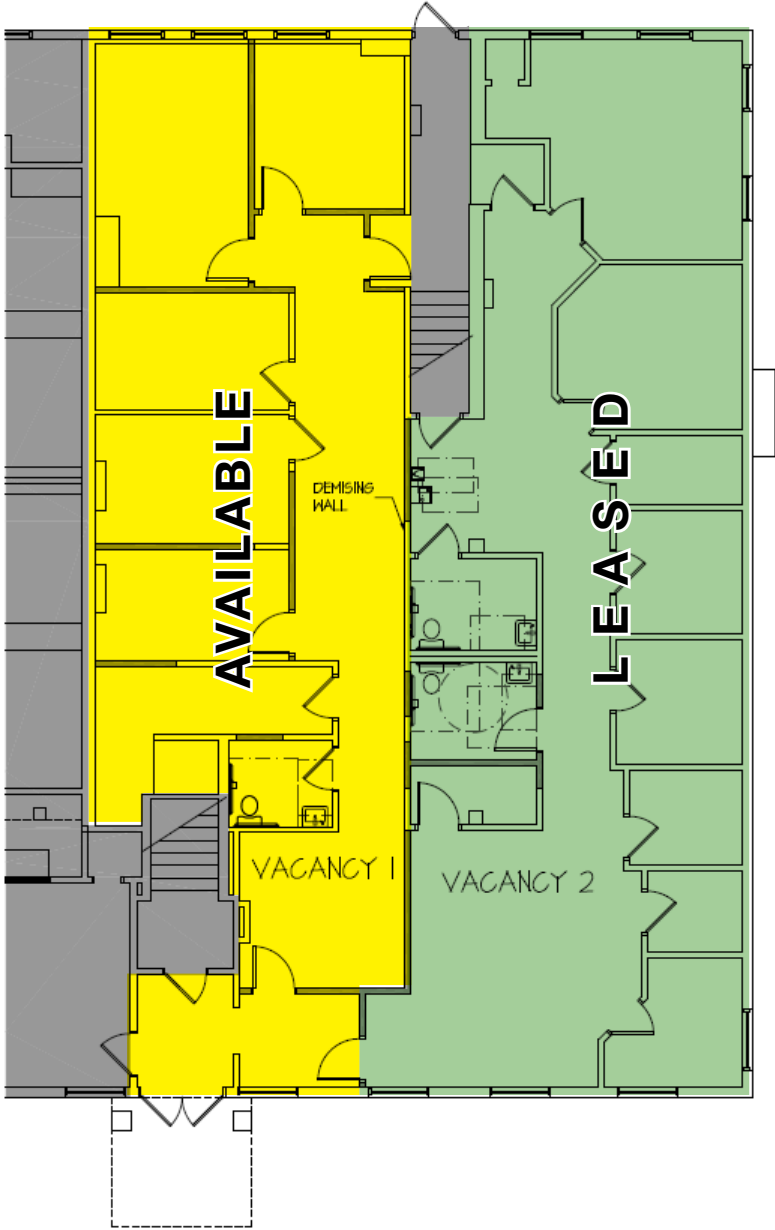
Space Highlights

- **Available August 1, 2027**
- 3,500 RSF of beautifully appointed office or retail/medical conversion space.
- Over 100 feet of road frontage on Street Road in Upper Southampton
- End unit with incredible business visibility opportunity
- Space includes approximately 500 SF of basement storage



Suite 103 Demised Options

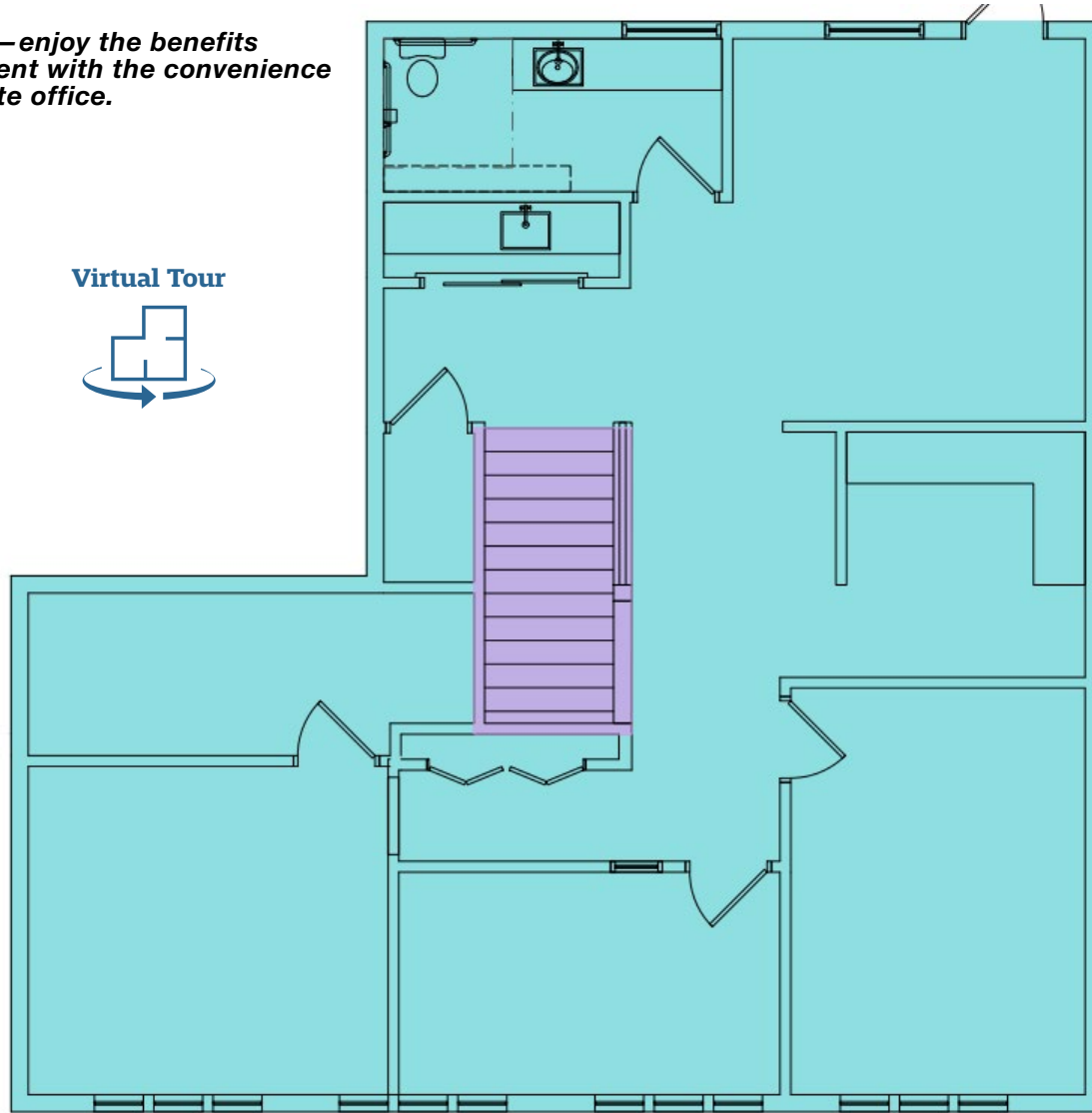
- 1,443 RSF Available
- Leased



Suite 201: 1,451 SF

No need to lease the entire suite—enjoy the benefits of a professional office environment with the convenience and affordability of a single private office.

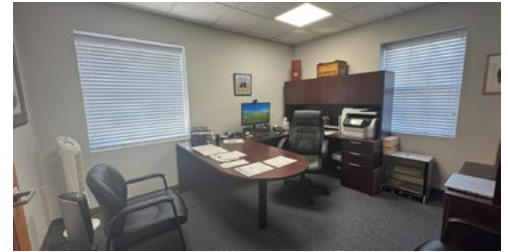
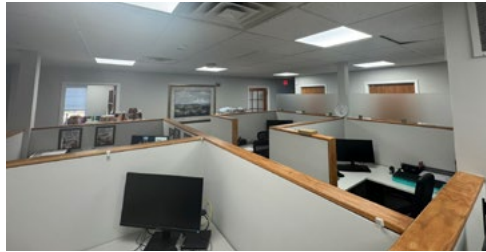
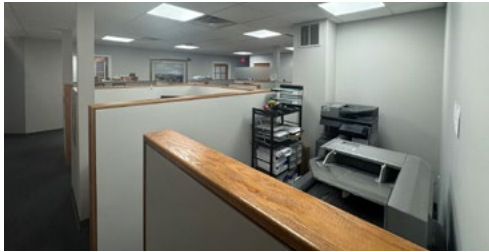
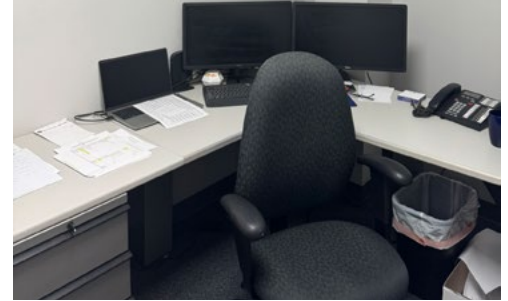
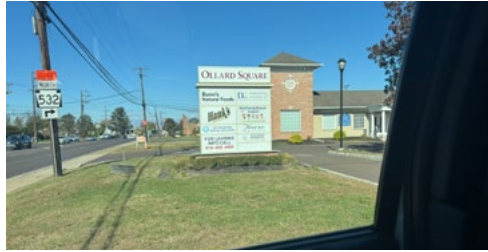
Virtual Tour



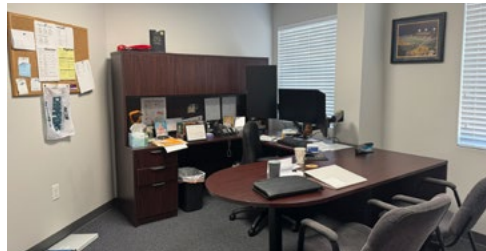
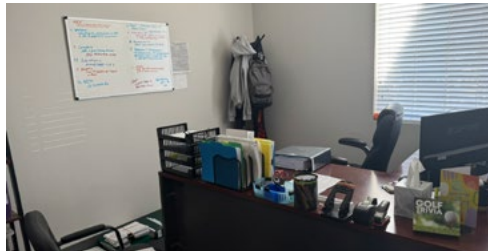
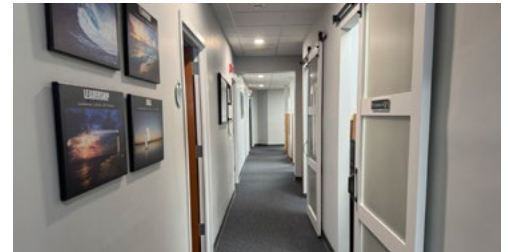
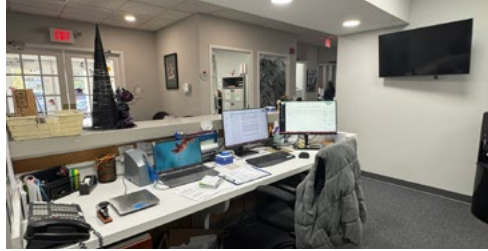
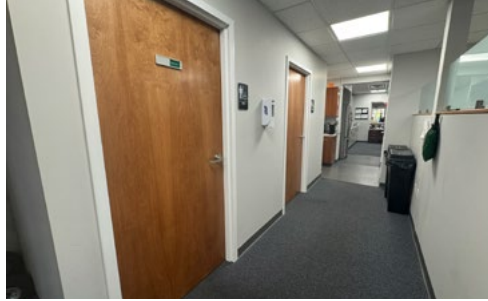
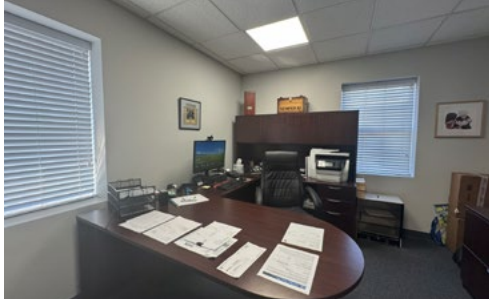
Photos

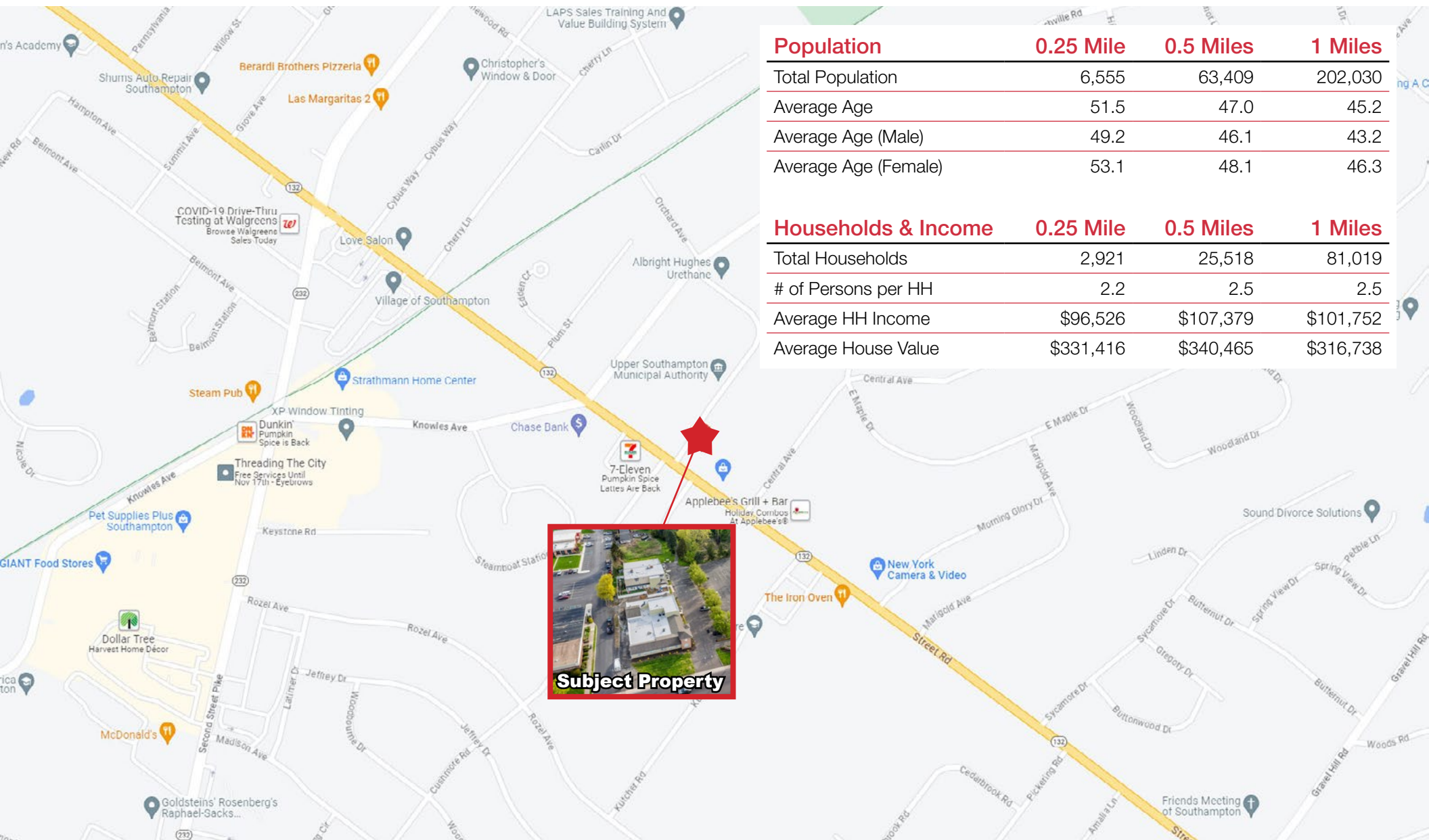


Suite 101 Photos



Suite 101 Photos (continued)





| Population | 0.25 Mile | 0.5 Miles | 1 Miles |
|----------------------|-----------|-----------|---------|
| Total Population | 6,555 | 63,409 | 202,030 |
| Average Age | 51.5 | 47.0 | 45.2 |
| Average Age (Male) | 49.2 | 46.1 | 43.2 |
| Average Age (Female) | 53.1 | 48.1 | 46.3 |

| Households & Income | 0.25 Mile | 0.5 Miles | 1 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,921 | 25,518 | 81,019 |
| # of Persons per HH | 2.2 | 2.5 | 2.5 |
| Average HH Income | \$96,526 | \$107,379 | \$101,752 |
| Average House Value | \$331,416 | \$340,465 | \$316,738 |



Subject Property