

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This Class B+ two-story office building offers a total of 25,460 square feet of modern, high-design professional office space, ideal for businesses seeking both functionality and style. The property features an attractive exterior with well-maintained landscaping, ample parking, and convenient access to major roadways, making it an excellent choice for companies looking to establish or expand their presence in a prime location.

Suite 101 encompasses 1,923 rentable square feet and is thoughtfully designed to support a productive work environment. The suite includes a welcoming reception and waiting area that creates a professional first impression for clients and visitors. An open workspace allows for flexible desk arrangements, promoting collaboration and efficiency among team members. Additionally, three private offices provide quiet, enclosed spaces suitable for executives, meetings, or focused individual work.

PROPERTY HIGHLIGHTS

- Class B+ Building, Fully Sprinkled
- Ample free parking
- Pylon signage available
- Tenant shall be directly responsible for in-suite janitorial and telecommunications.
- 24/7 Secured Access
- 2026 Est. CAM/Tax: \$11.87/SF
- CAM includes in-suite utilities.

OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	1,923 SF
LOT SIZE:	94,507 SF
BUILDING SIZE:	26,576 SF

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ADDITIONAL PHOTOS



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LOCATION MAP

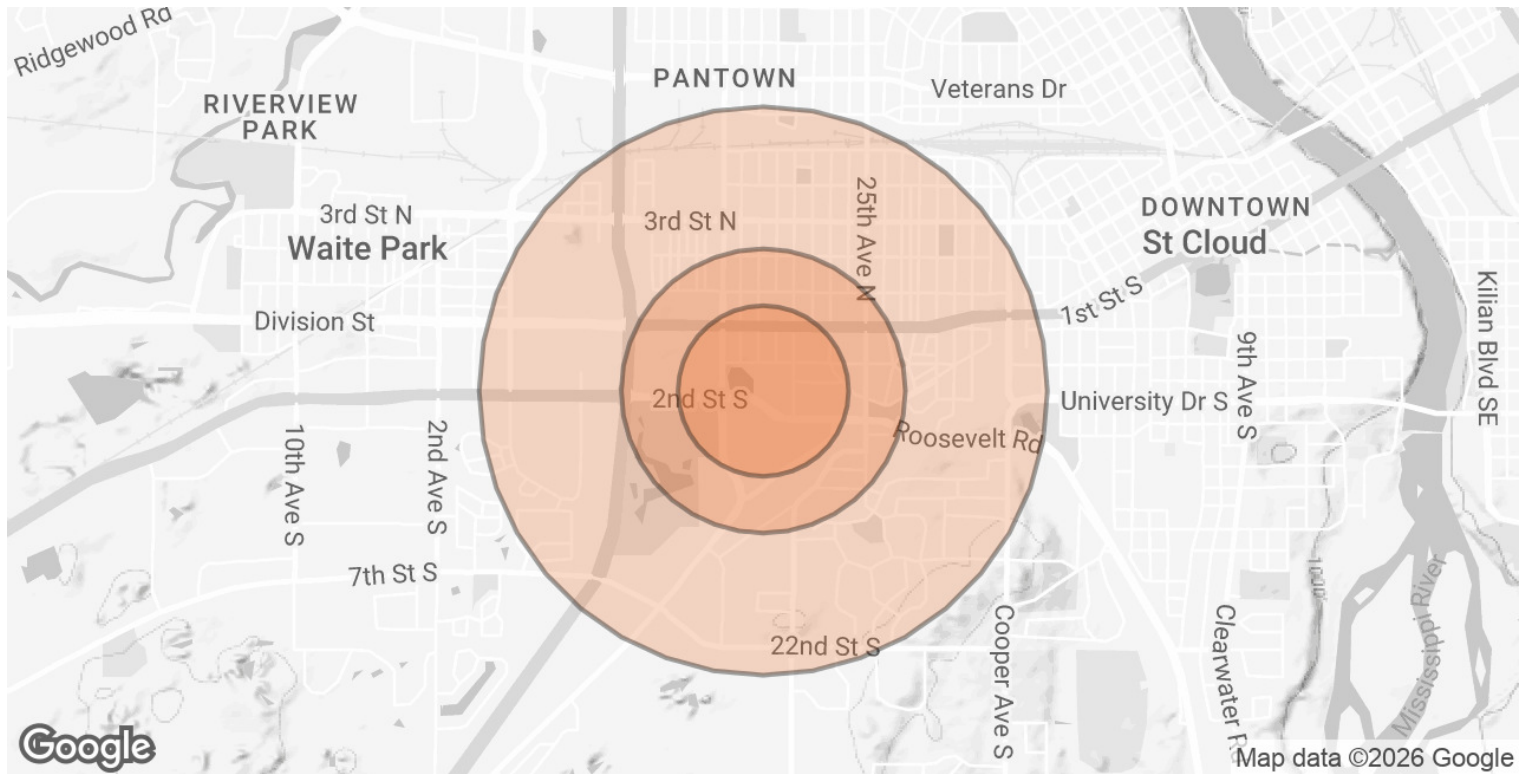


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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	92	2,034	10,545
AVERAGE AGE	35	35	38
AVERAGE AGE (MALE)	34	34	36
AVERAGE AGE (FEMALE)	36	36	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	37	803	4,300
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$71,358	\$75,630	\$75,624
AVERAGE HOUSE VALUE	\$308,303	\$313,951	\$264,939

Demographics data derived from AlphaMap

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