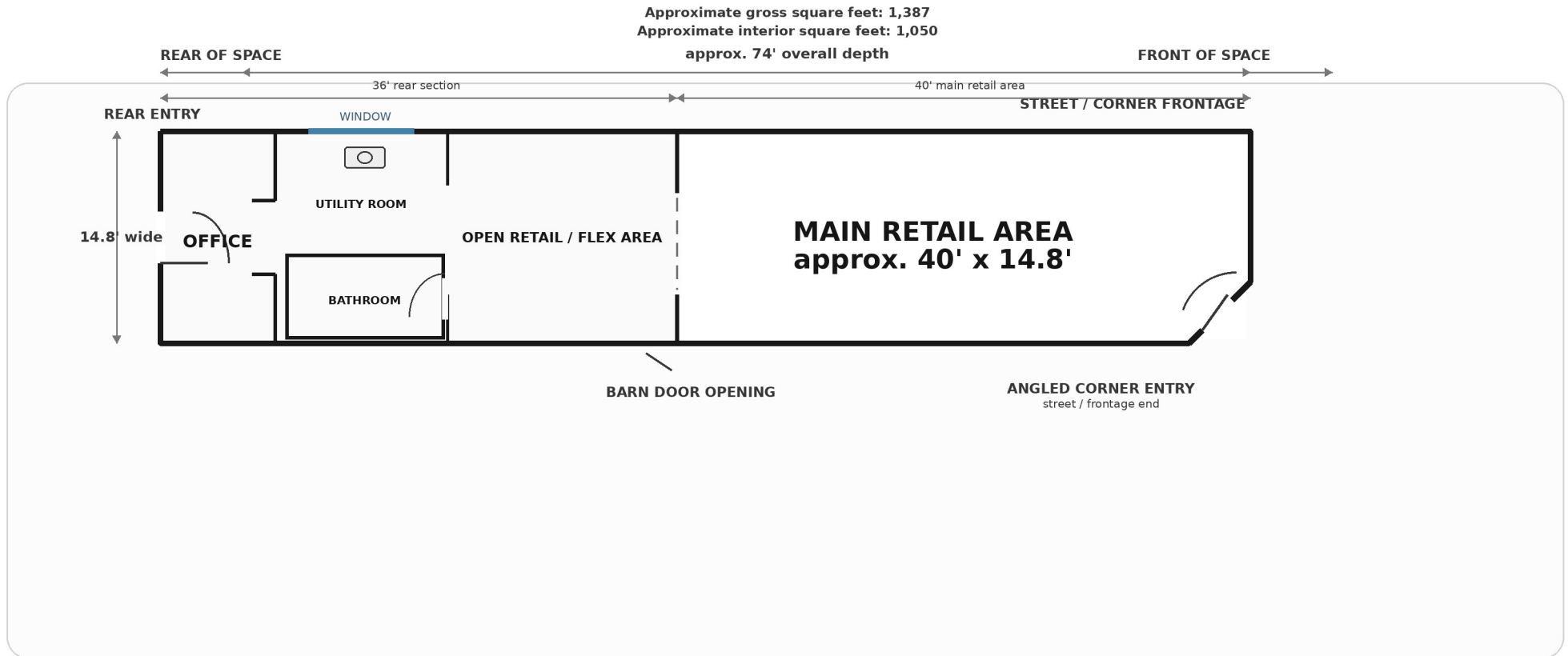


RETAIL SPACE FOR LEASE

Clean marketing floor plan - approximate dimensions, not to scale

Gross Approx. 76' x 18.25'
tenant to verify all measurements



KEY MEASUREMENTS

Gross dimensions: approx. 76' x 18.25'
Approx. gross square feet: 1,387
Approx. interior square feet: 1,050
Main retail area: approx. 40' x 14.8'
Rear sections: approx. 36' x 14.8'

CEILING HEIGHT NOTES

Ceiling height varies throughout the space.
Main area: approx. 11.3'
Exposed ductwork is 9 feet in main area.
Rear ceilings are tray ceilings for wiring
at varying heights between 8.5 to 7.5 feet.

LAYOUT / DISCLAIMER

Front angled corner entry.
Barn door from Main area to rear sections.
Rear sections include office, utility room, ADA bathroom, window/sink, and open retail/flex area.
Front and rear entries are ADA accessible.
Approximate only; tenant to verify measurements.