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OPEN WORK SPACE



WAITING AREA

LEASE DETAILS

Available	2,270 SF
Lease Rate	\$11.50 PSF
Lease Type	NNN
Estimated NNN Expenses (2026)	\$3.85 PSF
Date Available	Immediately
Lease Term	2 - 10 Years

PROPERTY DETAILS

Building Size	16,312 SF
Site	1.41 AC
Building Class	B
Year Built	2001
Zoning	GI

PROPERTY HIGHLIGHTS

- Quick interstate access
- Spacious layout featuring a large conference room, break room, private office, restrooms, and open studio space
- Studio area offers tall ceilings and abundant natural light from expansive rear windows

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FRONT ENTRANCE



REAR EXIT



VESTIBULE



FRONT WAITING AREA



CONFERENCE ROOM

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OPEN WORK AREA



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RECEPTION AREA



BREAK ROOM



BATHROOM #1

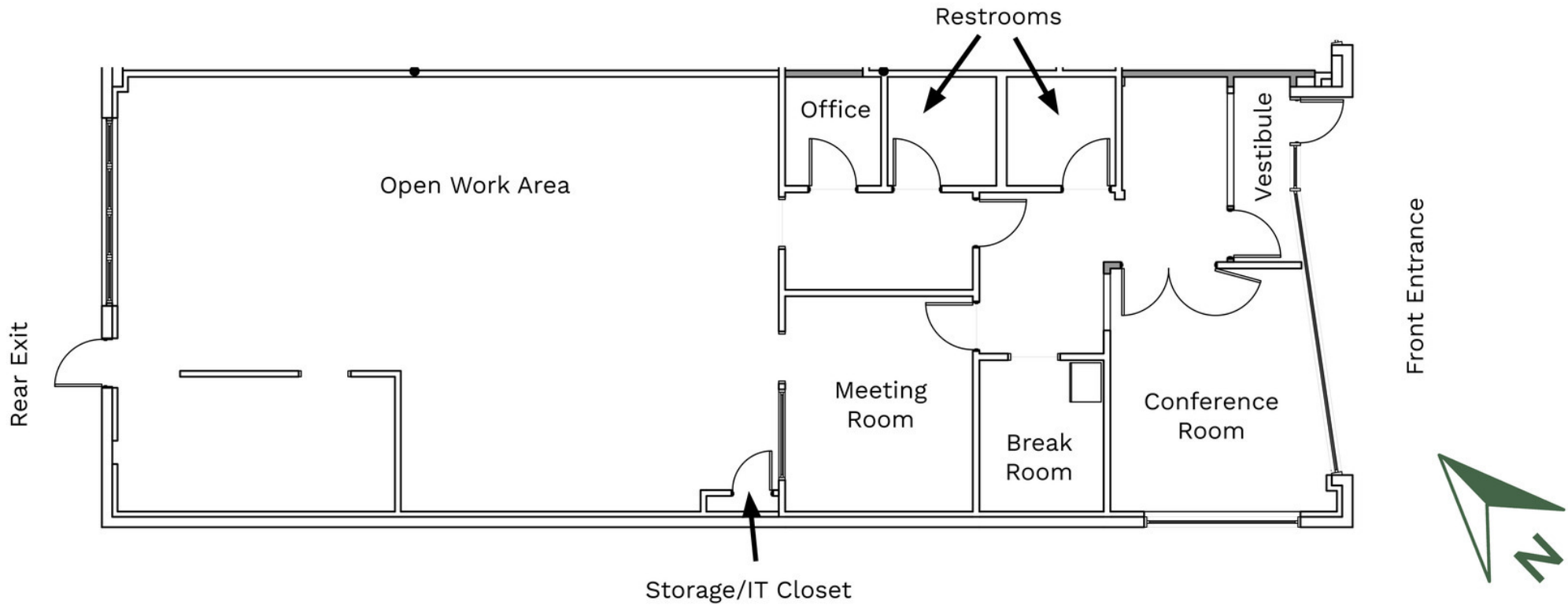


BATHROOM #2

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