

MEDICAL OFFICE SUBLEASE



OFFERING SUMMARY

Lease Rate: \$2,500.00 per month (MG)

Building Size: 21,231 SF

Available SF: 1,817 SF

PROPERTY OVERVIEW

Sublease. Turn-key shared medical office. Available for exclusive use Tuesdays, Fridays, and/or Saturdays. Master lease term expires December 31, 2028. Do not disturb existing tenants. Lease rate of \$2,500 per month is for one day per week. Additional days available are negotiable. Existing tenants are a pain management group and a medical chiropractic group.

LOCATION OVERVIEW

Two-story, elevator served professional office building. Conveniently located in desirable office development area.

PROPERTY HIGHLIGHTS

- Immediately available
- Fully furnished medical suite with utilities and internet included
- Four exam rooms - Efficient floor plan
- Recent major renovation throughout
- Do not disturb tenant - call to schedule

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COMMERCIAL REAL ESTATE

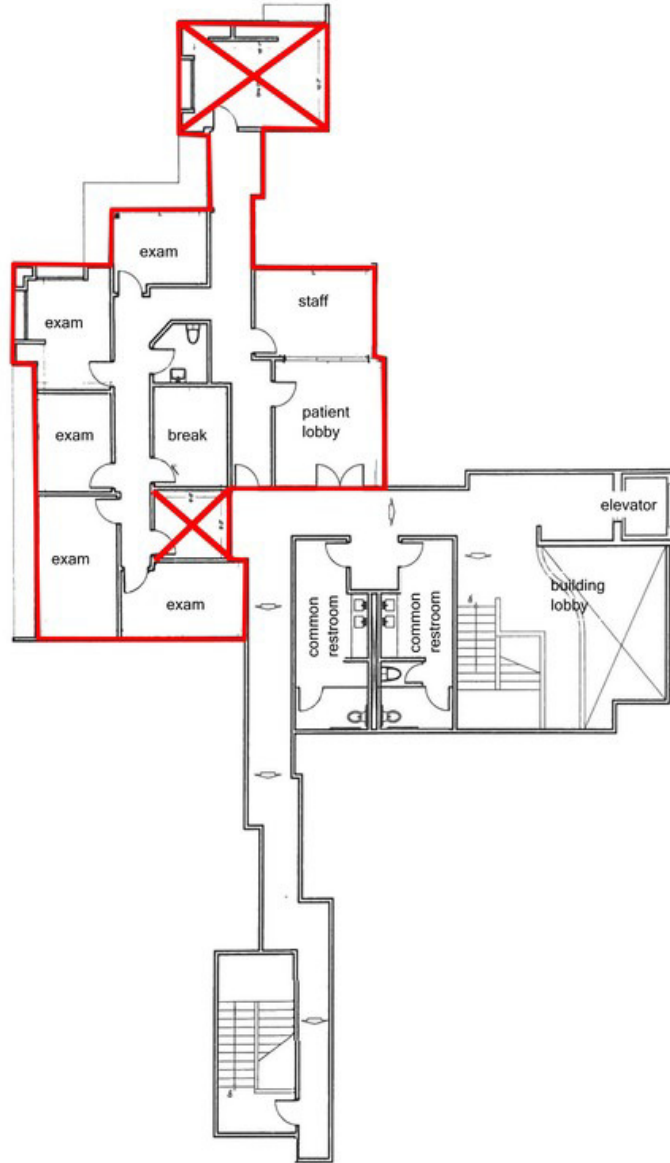
ADDITIONAL PHOTOS



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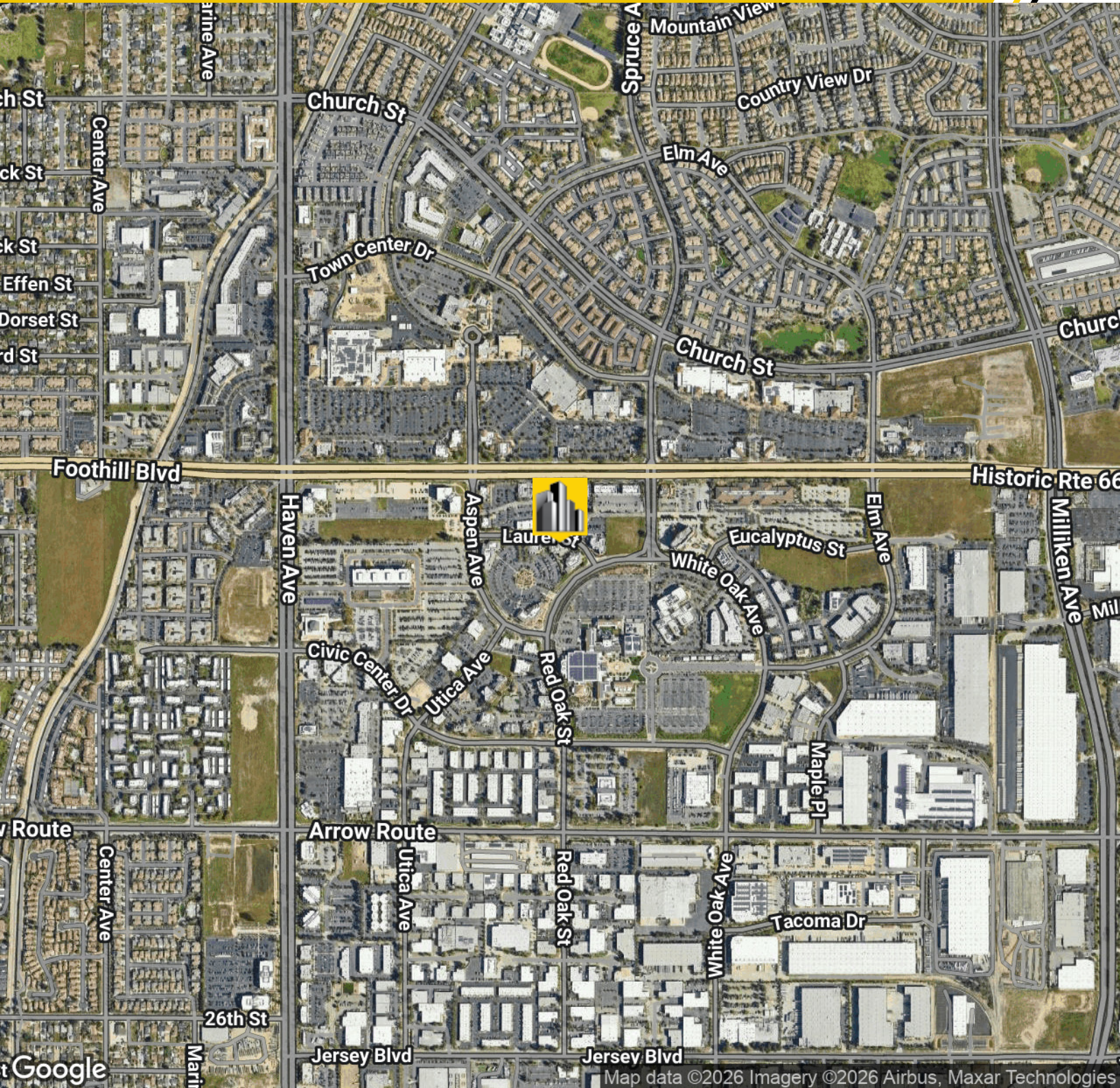
TURN-KEY MEDICAL SUITE



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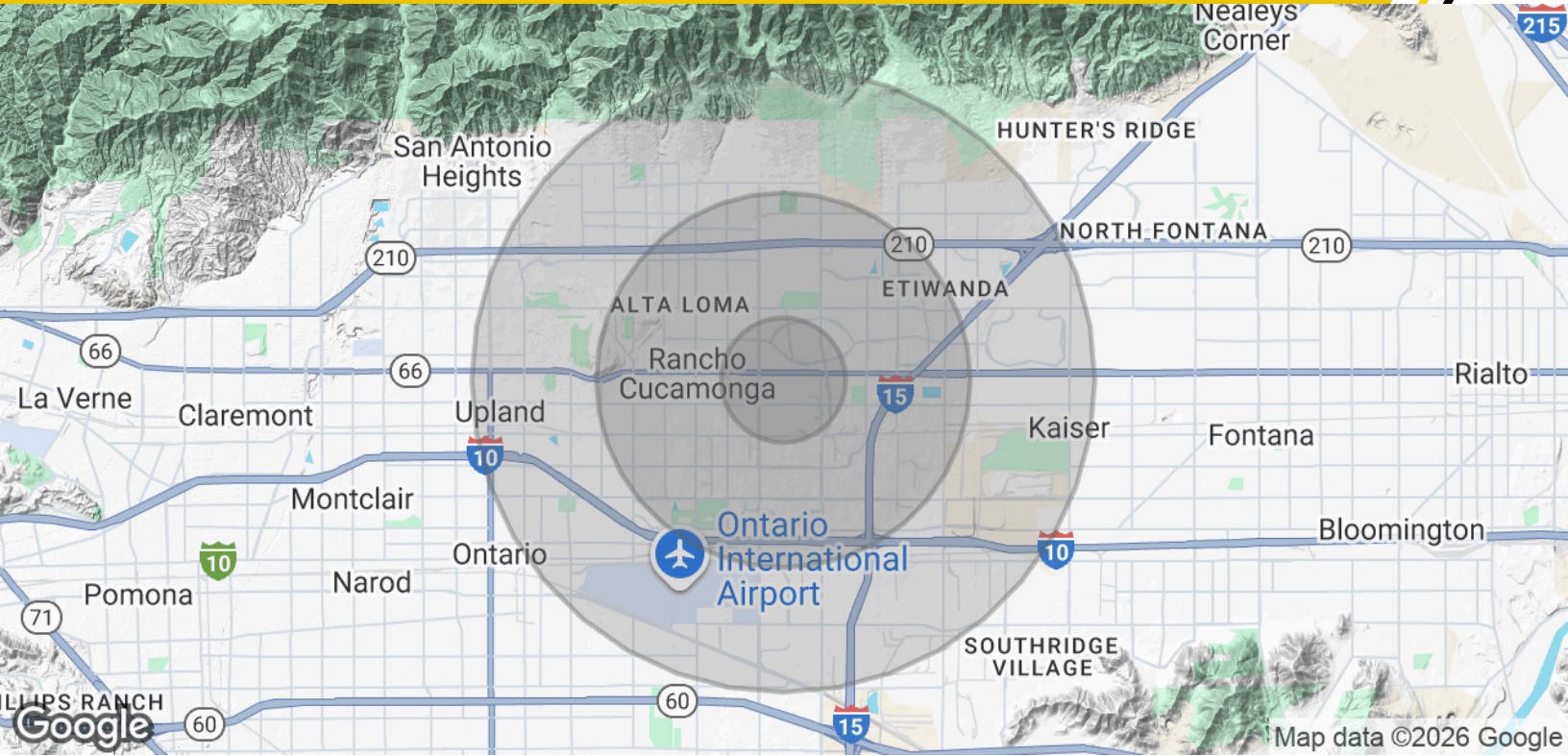
IDEAL LOCATION



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,970	125,057	262,830
Average Age	30.7	33.1	33.1
Average Age (Male)	30.4	32.1	32.1
Average Age (Female)	30.9	33.8	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,393	43,047	82,990
# of Persons per HH	2.6	2.9	3.2
Average HH Income	\$78,047	\$82,932	\$86,255
Average House Value	\$434,523	\$411,009	\$428,631

* Demographic data derived from 2020 ACS - US Census

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