

Price Reduced



 **JLL** SEE A BRIGHTER WAY

For Sale or Lease

7390 S Creek Road
4,209 SF

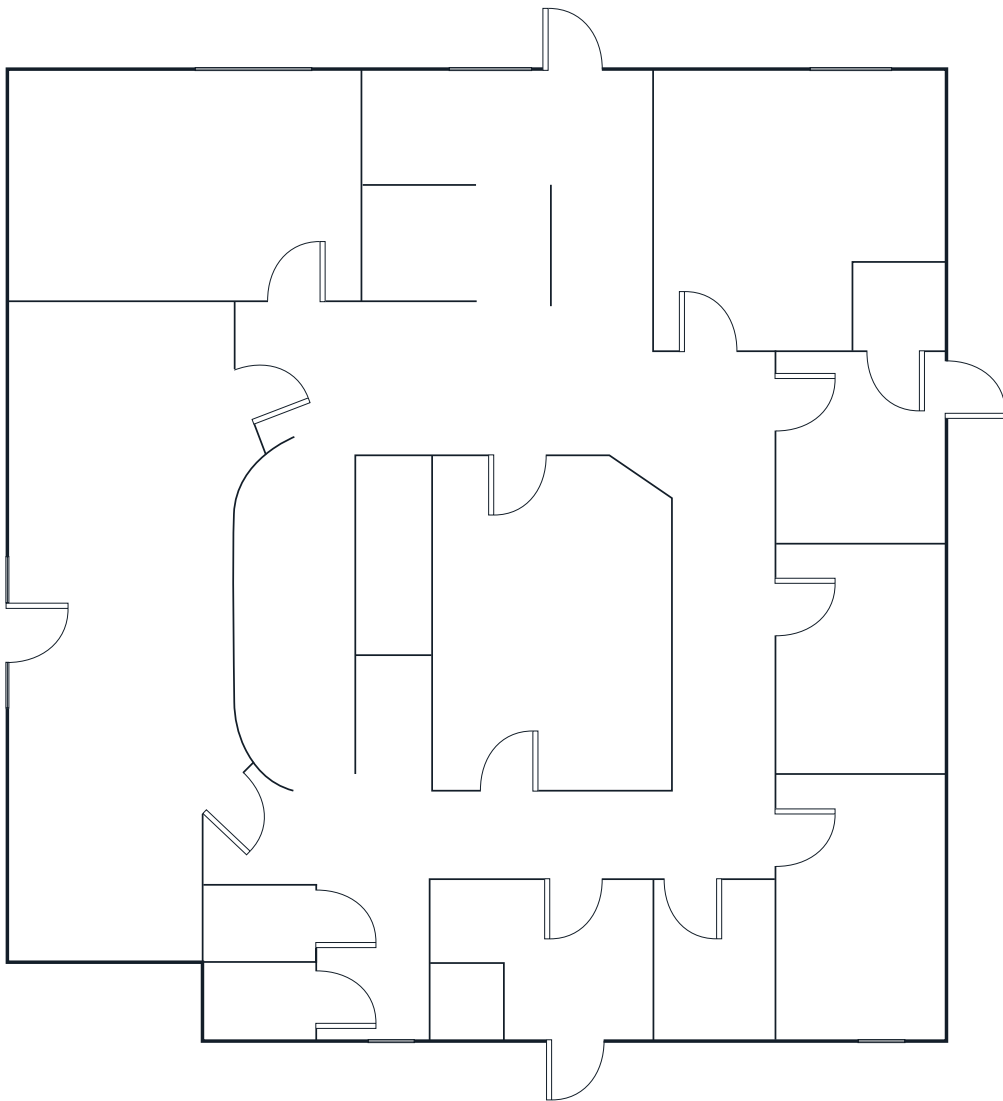
Building specification

7390 Creek Road is a prime Class A property built in 2003, offering both medical and office compatibility. Situated along Union Park Avenue, it boasts high visibility and convenient freeway access. The building features high-end finishes throughout and is equipped with modern amenities, including fiber optic connectivity.

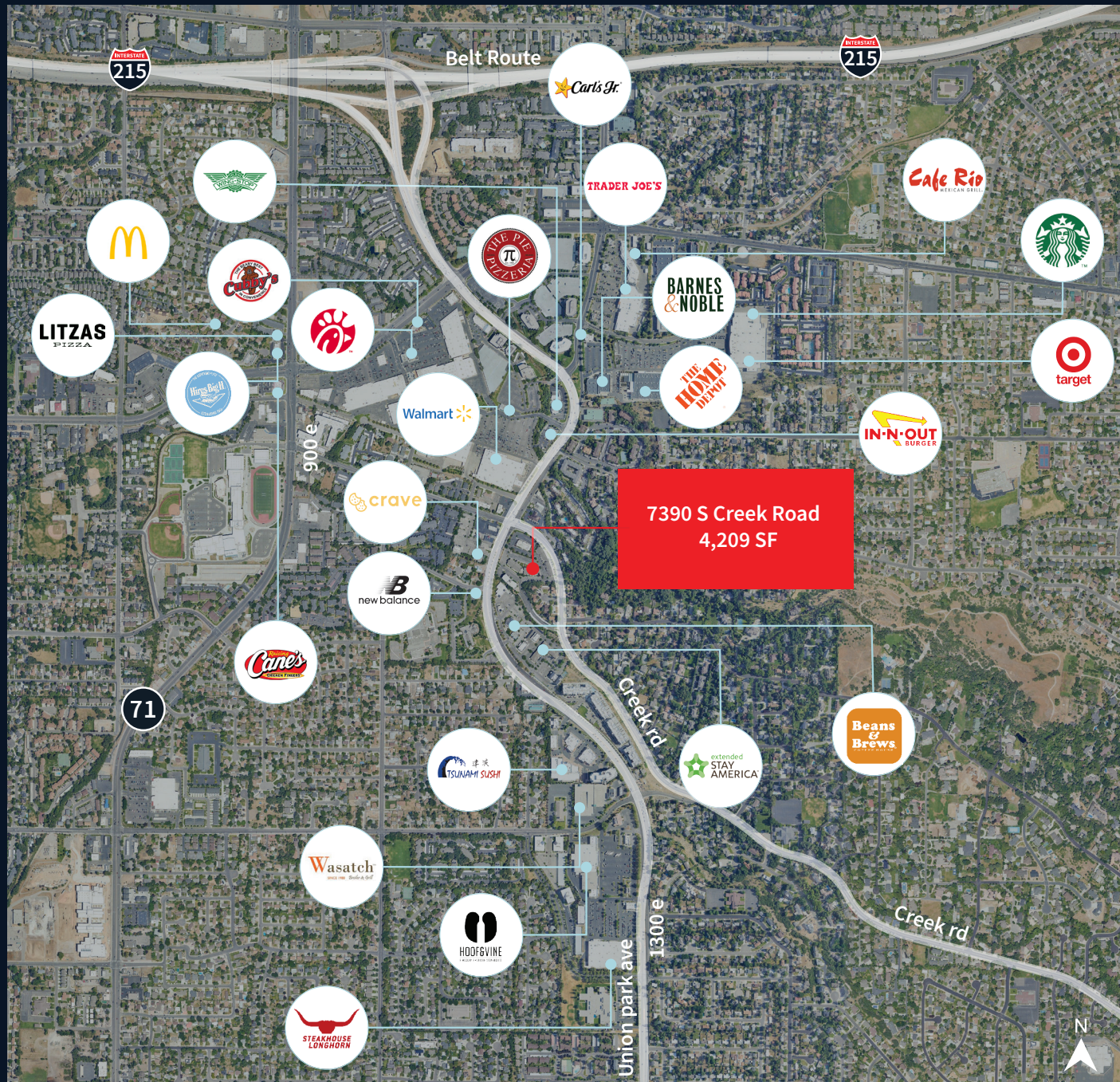
Its strategic location is complemented by nearby dense housing and a variety of amenities, making it an attractive option for businesses seeking a well-appointed and accessible workspace in a thriving area.



Site plan



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|---|---|---|------------------------------------|
|  | 4,209 SF (2,863 within space and 1,346 basement storage) |  | Class A finishes |
|  | Built in 2003 |  | Fiber optic connectivity |
|  | High exposure along Union Park Avenue |  | Dense housing and amenities nearby |
|  | Purchase price: \$1,050,000 (\$250/SF)
\$800,000 (\$190/SF) |  | Medical and office compatible |
|  | Lease Rate: Office Space \$24.00 FS / Storage Space \$10.00 FS | | |



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