

PROFESSIONAL OFFICE FOR LEASE

Suite 225

3639 Cortez Rd W | Wildewood Professional Park



Move-in-ready office space with four private offices and an open work area

1,272 SF

Professional office suite

4 OFFICES

Plus open workspace / reception

\$2,695 / MO.

Total occupancy cost | Electric included

A bright, efficient office layout

Suite 225 offers a clean, functional layout with four private offices and a spacious open work or reception area. Multiple windowed rooms provide excellent natural light. Neutral finishes and charcoal commercial-grade carpeting create a move-in-ready setting for attorneys, accountants, consultants, insurance, financial services, real estate firms, and other professional users.



Second-floor suite | Flexible layout | Windowed offices | Electric included

Four private offices with natural light

Each office provides a quiet, professional setting with room for individual or small-team use.



PRIVATE OFFICE 1



PRIVATE OFFICE 2



PRIVATE OFFICE 3

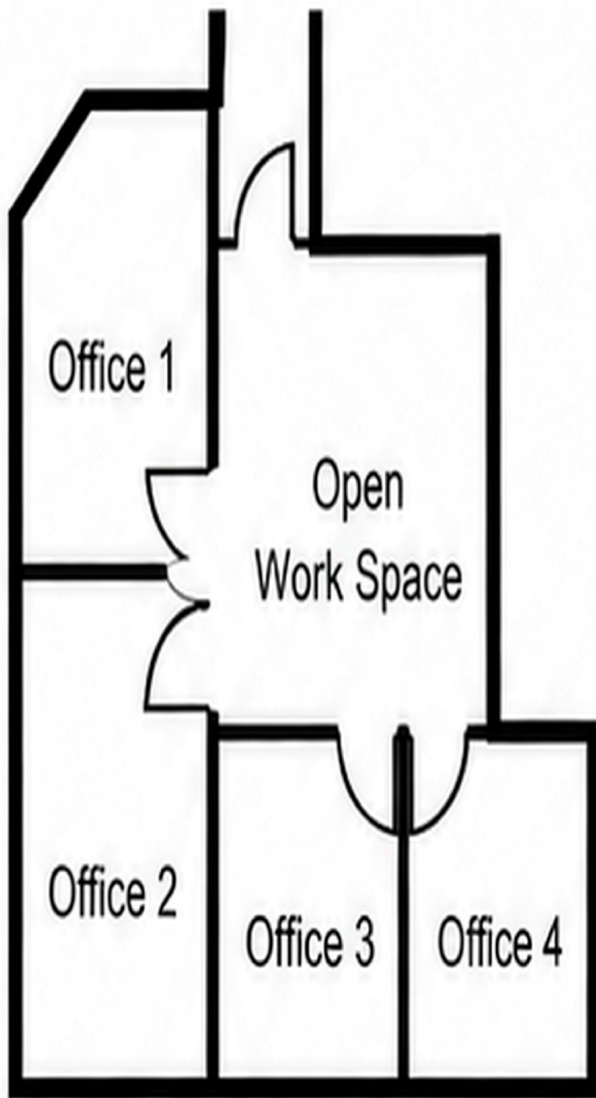


PRIVATE OFFICE 4

Neutral finishes and a practical layout make the suite easy to furnish and occupy.

Floor plan and lease details

Suite 225 - 1,272 SF



LEASE STRUCTURE

\$16.92/SF NNN

Base rental rate

\$8.50/SF

Estimated NNN expenses

TOTAL MONTHLY OCCUPANCY

\$2,695

Including electric

Suite highlights

- 1,272 SF
- Four private offices
- Open work / reception area
- Multiple windowed offices
- Move-in-ready condition

For leasing information or to schedule a tour

Contact the listing broker through the LoopNet listing

Floor plan is for marketing purposes only and is not to scale. Rates and expenses are approximate and subject to lease terms. Information is deemed reliable but is not guaranteed.