



Property Specifications:

- ±2,463 Sq. Ft. Available
- Class B
- Built in 1993
- 65 parking spaces
- Office/Medical zoning
- 3 exam rooms, 2 offices, 2 restrooms, kitchen, reception desk, waiting room & large open area

Rental Rate:

- \$13.95/Sq. Ft. NNN
- 2026 Estimated Operating Expenses: \$7.45/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities and janitorial

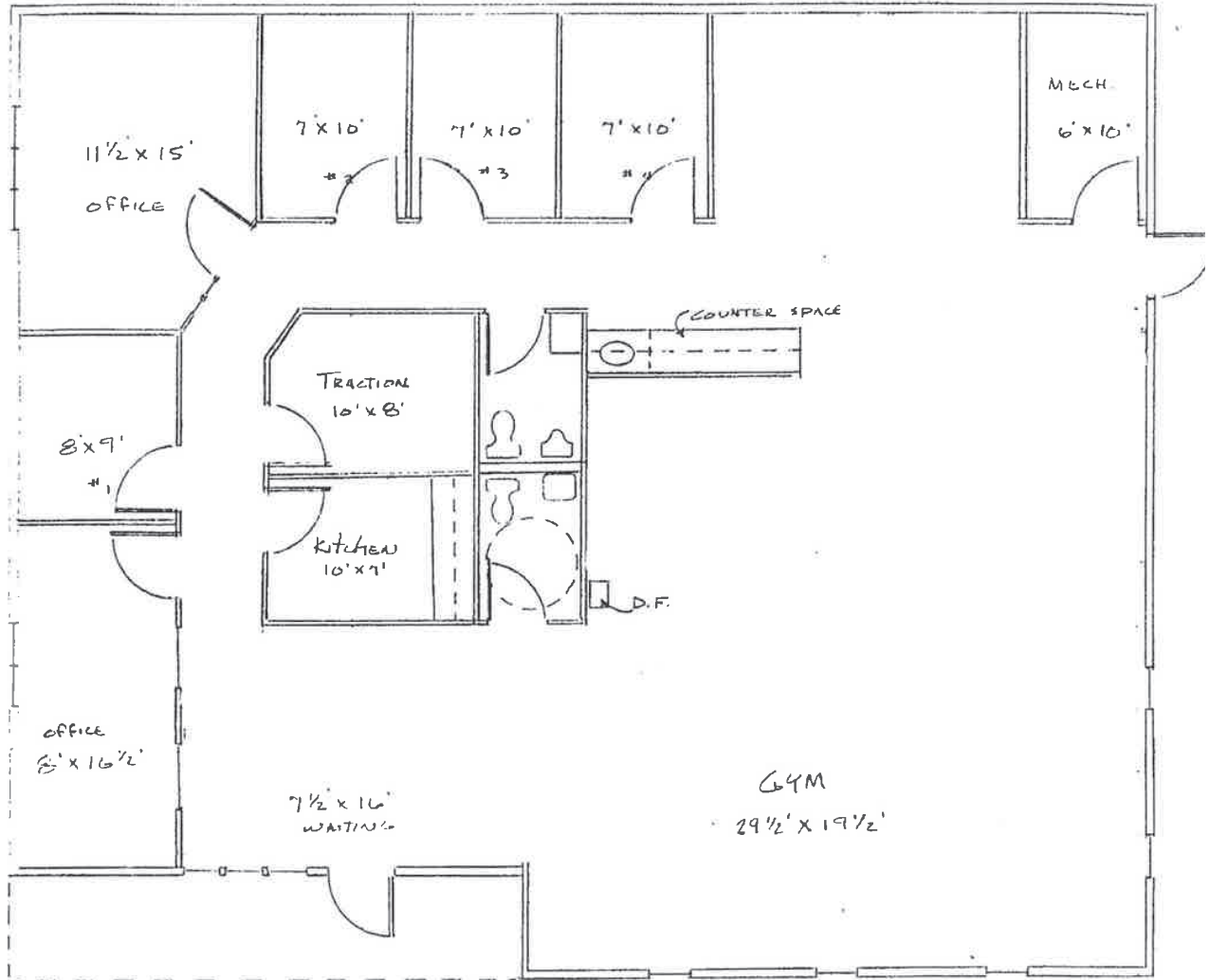
Available Suites:

Unit	Size SF	Rate	Office/Exam Rooms	Floor
2061	2,463	\$13.95 NNN	2/3	1

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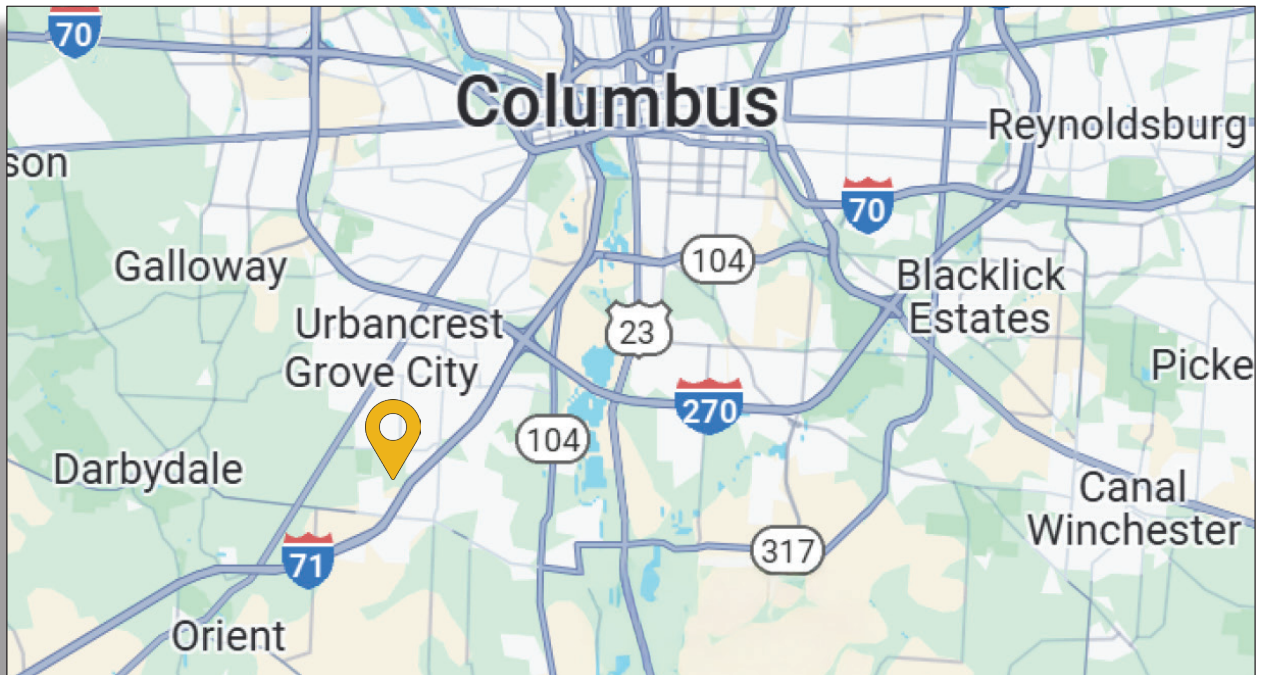




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