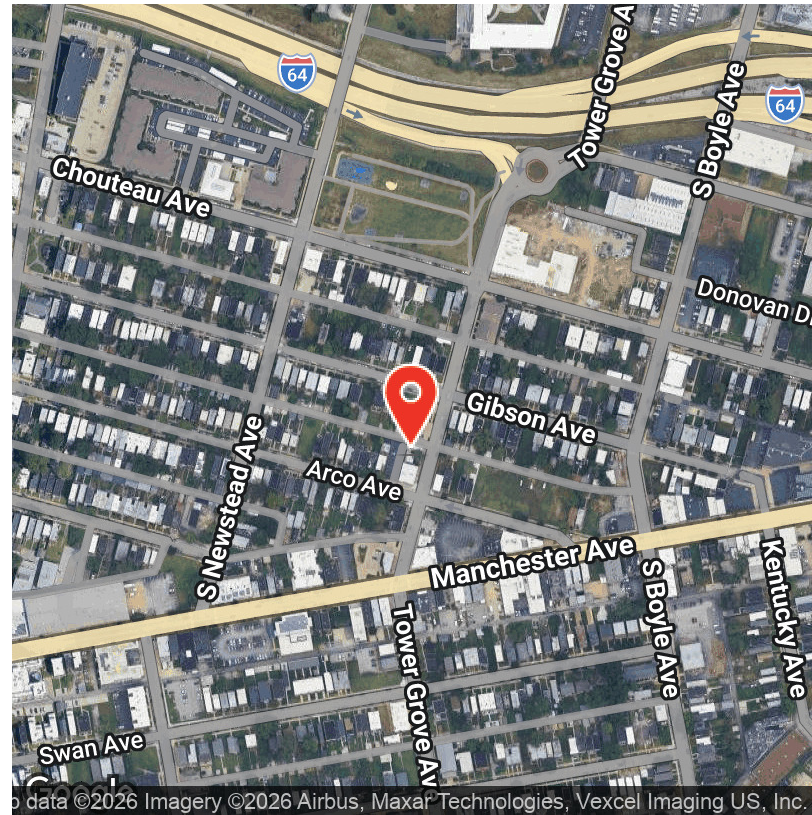




OFFERING SUMMARY

| | |
|--------------------|---|
| Lease Rate: | \$25 - 27 SF/yr (NNN) |
| Number of Spaces: | 2 |
| Available SF: | 1,000 - 2,200 SF |
| Lot Size: | 12,651 SF |
| Building Size: | 5,272 SF |
| Floor Plan/Layout: | Divisible into +/- 1,000 SF, 1,200 SF or 2,200 SF |
| Location: | The Grove - dense mix of restaurants, bars, retailers & residential developments |
| Uses: | Former salon, suitable for retail, salon, spa, medical aesthetics, office, or service oriented uses |
| Parking: | 12 - Off-Street Spaces |
| Occupancy: | Immediate |



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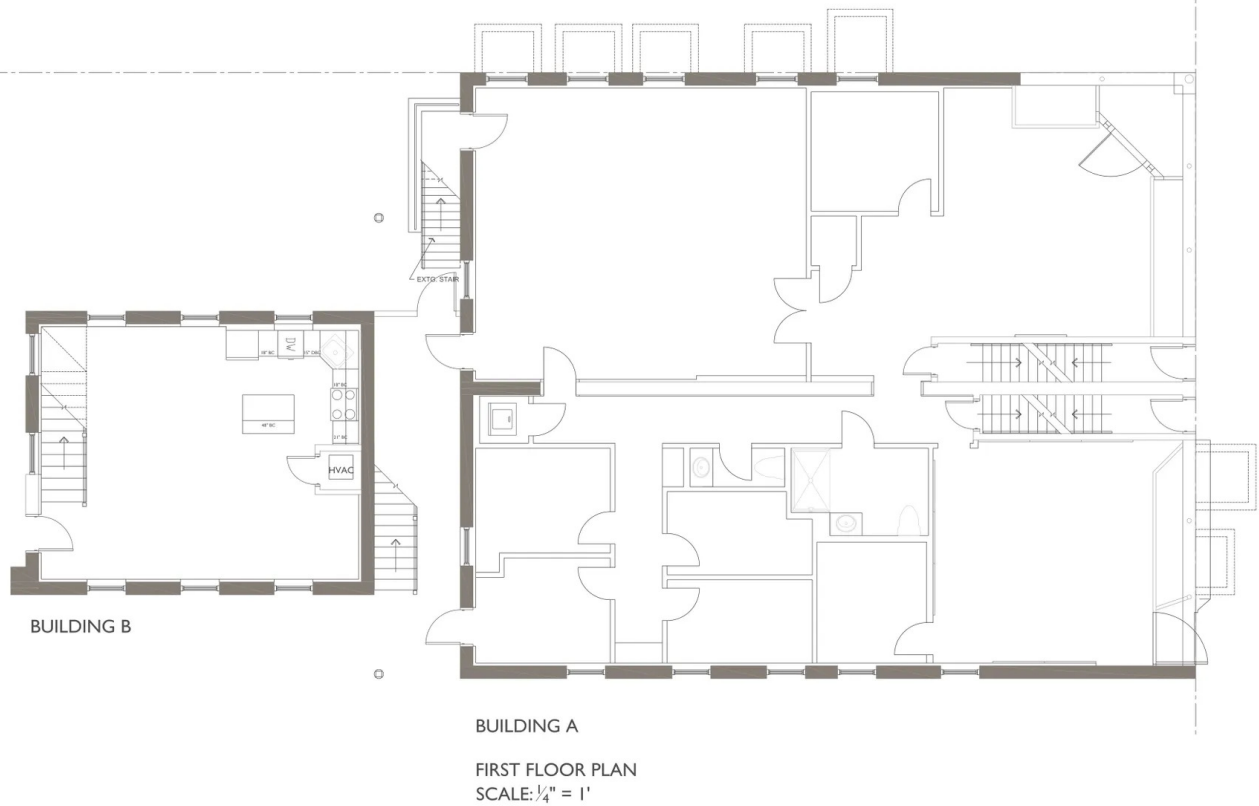
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LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|-------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,000 - 2,200 SF | Lease Rate: | \$25 - \$27 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------------------------|-----------|-----------|------------|---------------|---|
| 4301 Arco Ave | Available | 2,200 SF | NNN | \$25.00 SF/yr | Can be subdivided into 1,000 & 1,200 SF spaces or the entire suite is available at 2,200 SF. Excellent street level retail, currently set up for a salon. Off-Street Parking Available. |
| 4301 Arco Ave - Suite 2 | Available | 1,000 SF | NNN | \$27.00 SF/yr | Multiple private offices in the rear, ideal for small office user with retail presence. |
| 4301 Arco Ave - Suite 3 | Available | 1,200 SF | NNN | \$27.00 SF/yr | Can be subdivided into 1,000 & 1,200 SF spaces or the entire suite is available at 2,200 SF. Excellent street level retail, currently set up for a salon. Off-Street Parking Available. |



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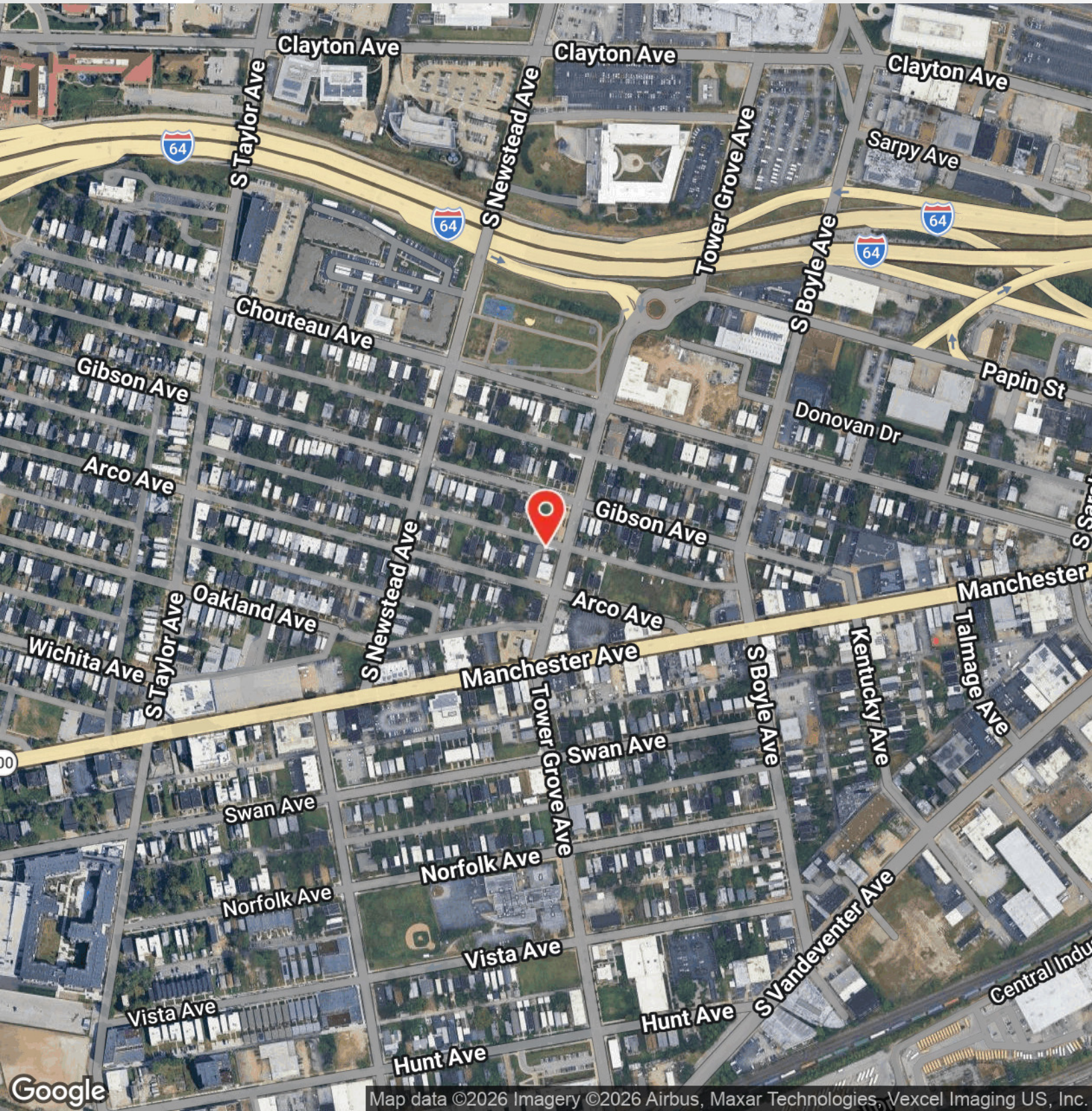
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