



PROPERTY DESCRIPTION

- Brand new Tenant Improvements
- 3 generous size private offices
 - 1 conference room
 - Reception Area
 - Work Room
 - Breakroom
 - IT Room
 - Shared Restrooms

OFFERING SUMMARY

Lease Rate:	\$2.15 SF/yr (Gross)
Number of Units:	1
Available SF:	1,592 SF
Building Size:	1,592 SF

PROPERTY HIGHLIGHTS

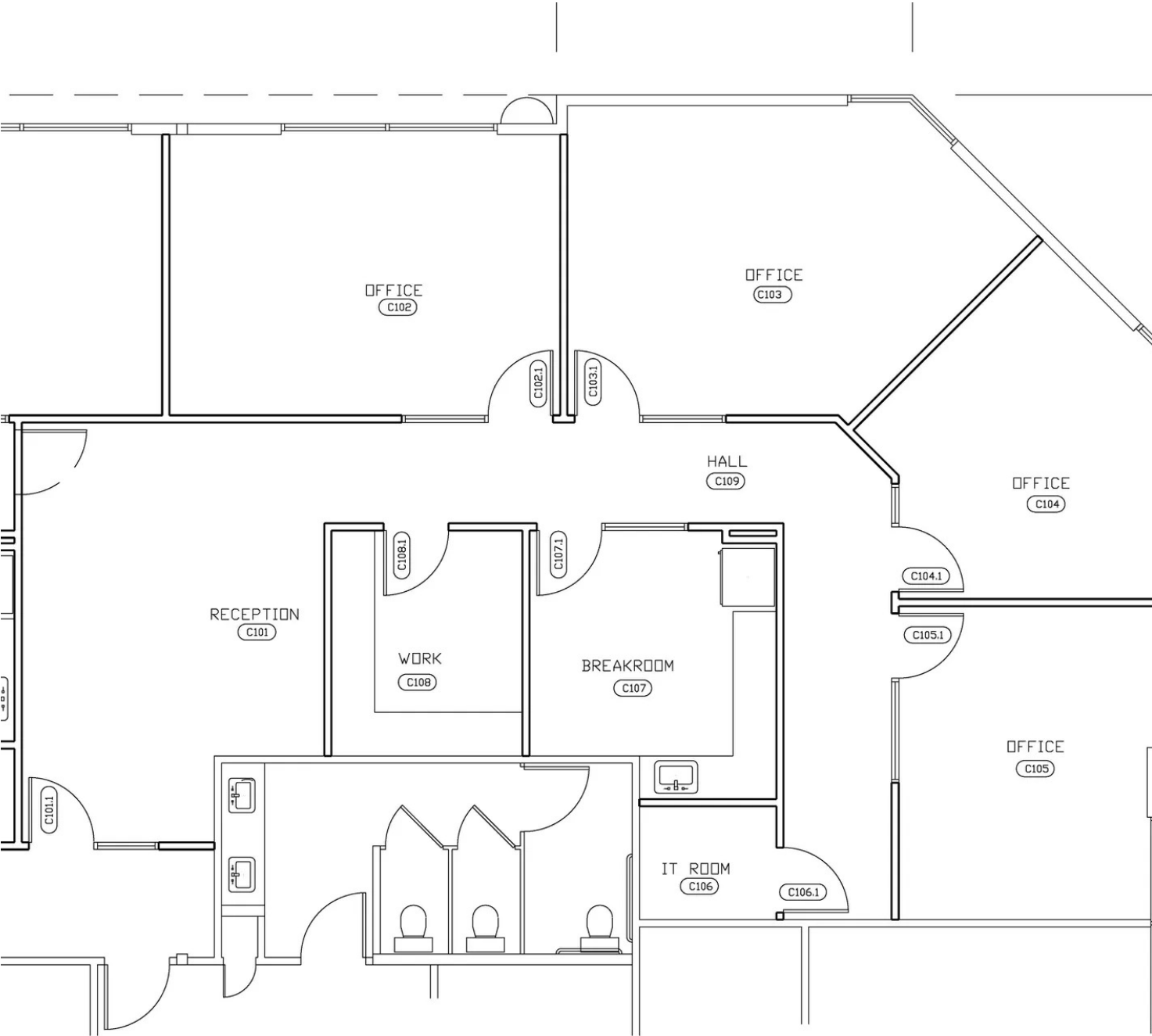
THIS CLASS A SINGLE STORY OFFICE BUILDING LOCATED WITHIN THE SUMMIT BUSINESS PARK WILL COMMENCE CONSTRUCTION ON A 1,592 SF PROFESSIONAL OFFICE SUITE IN THE SUMMER OF 2026. THE ESTIMATED COMPLETION AND DELIVERY IS SCHEDULED TO BE MAY 1, 2027.

WITH AN OVERLY GENEROUS PARKING RATIO, THIS OFFICE SUITE WILL FIT MUTPLE PROFESSIONAL OFFICE TYPES FROM WEALTH MANAGERS, ACCOUNTANTS, ATTORNEYS, OR FAMILY OFFICES.

THE OPPORTUNITY IS NOW TO PARTIICPATE IN THE DESIGN AND LAYOUT OF THIS OFFICE SUITE.

BOWEN CARDOZA

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FOR LEASE



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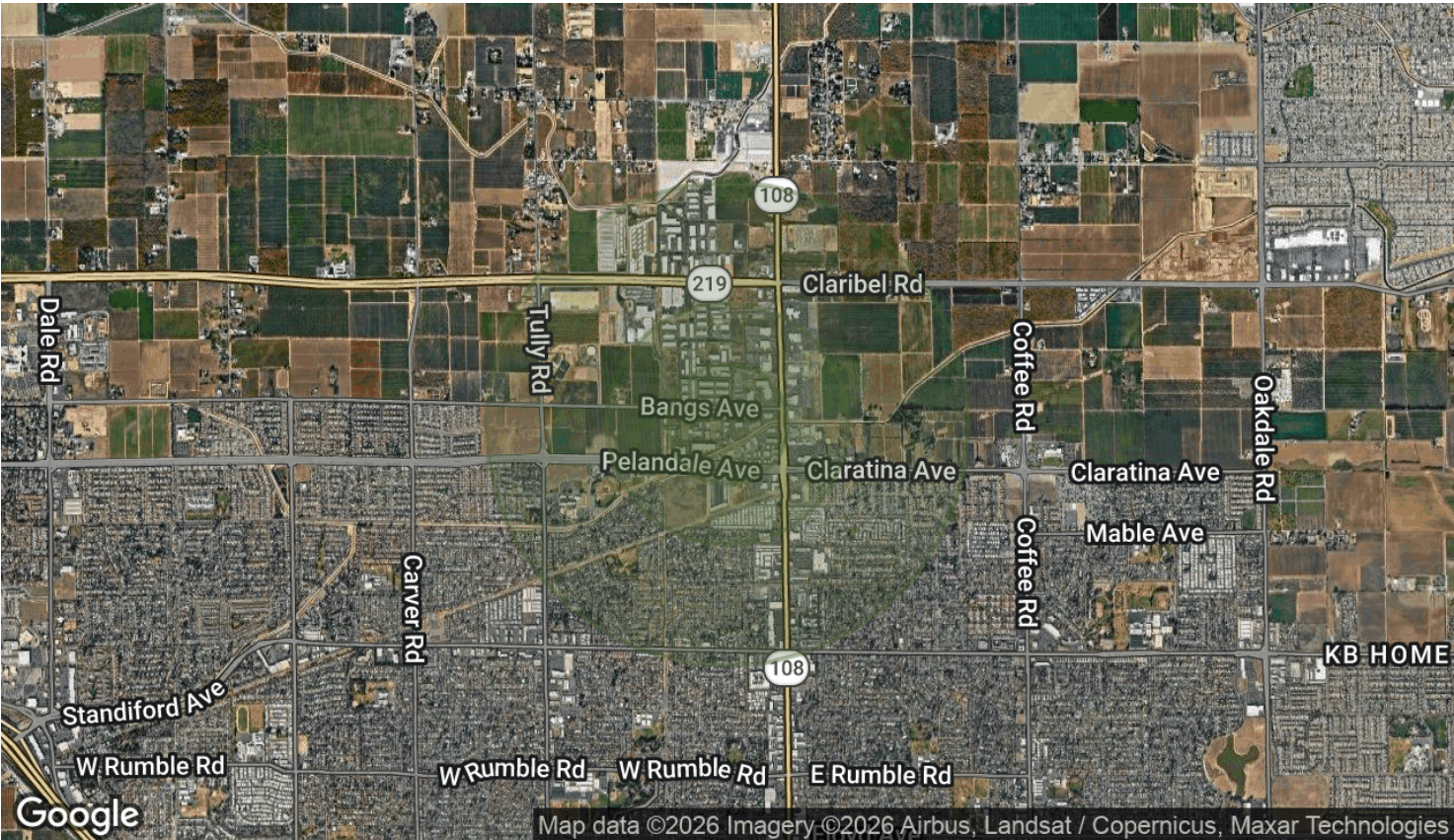
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	264	1,020	7,911
Average Age	63.0	52.8	41.2
Average Age (Male)	48.7	44.4	39.4
Average Age (Female)	68.1	55.2	42.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	115	404	2,923
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$96,018	\$96,285	\$99,448
Average House Value	\$476,300	\$473,269	\$445,277

2023 American Community Survey (ACS)

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