

# 3115 Kenai Dr Shell Retail Building 2

## Property Details

- **First Floor:** Approximately 5,000 sq ft
- **Second Floor:** Approximately 3,915 sq ft -> Available (1122 + 860 + 860 +792 = 3634 sq. ft)
- **Minimum Suite Size:** 860 sq ft (multiple suites may be combined)

Prospective tenants may select the suites that best meet their needs.

## Building Status

This is a shell building, completed on October 30, 2025, and is ready for occupancy with tenant finish-out.

## Lease Rates

- **First Floor:** \$32/sf + \$10 NNN
- **Second Floor:** \$30/sf + \$10 NNN

Tenant Improvements (TI): Negotiable



Figure 1: WestSouthElevation Building Picture



**Figure 2: South East Elevation**



**Figure 3: East North Elevation**



Figure 4: North West Elevation

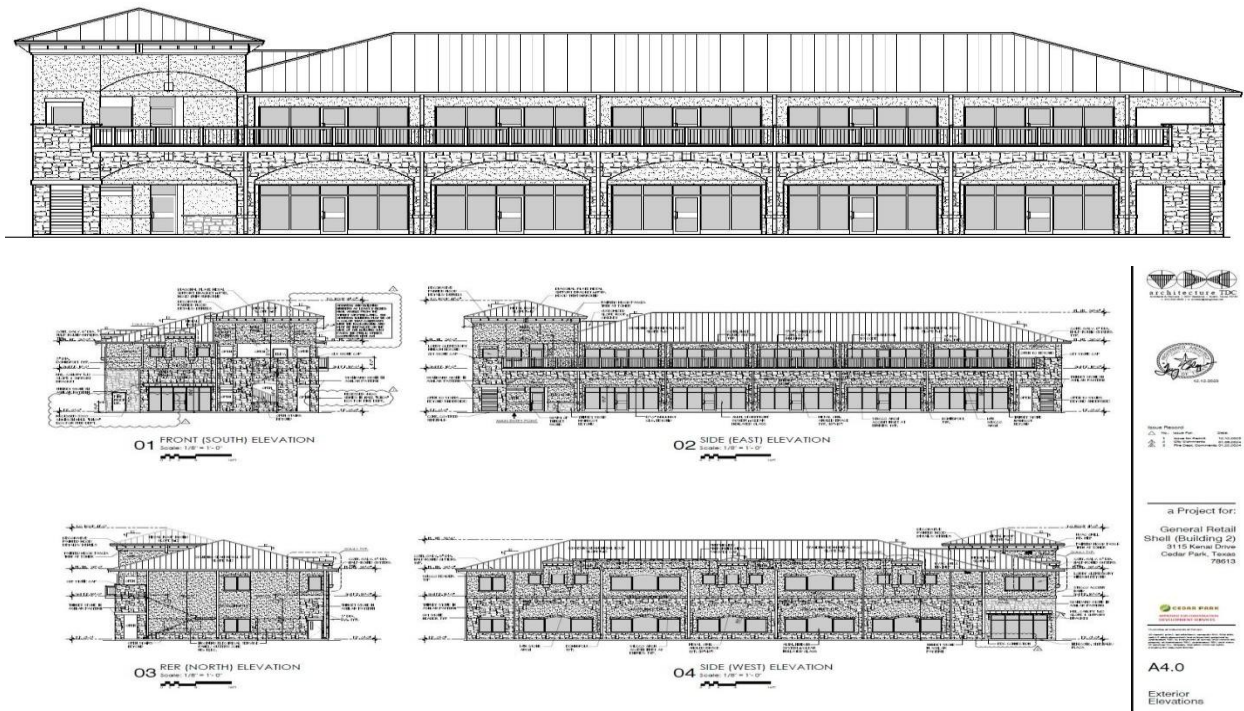


Figure 5: Building Elevation

Suite 105 area is about  $882 (42 * 21) + 240 (24 * 10) = 1122$  sq. ft.

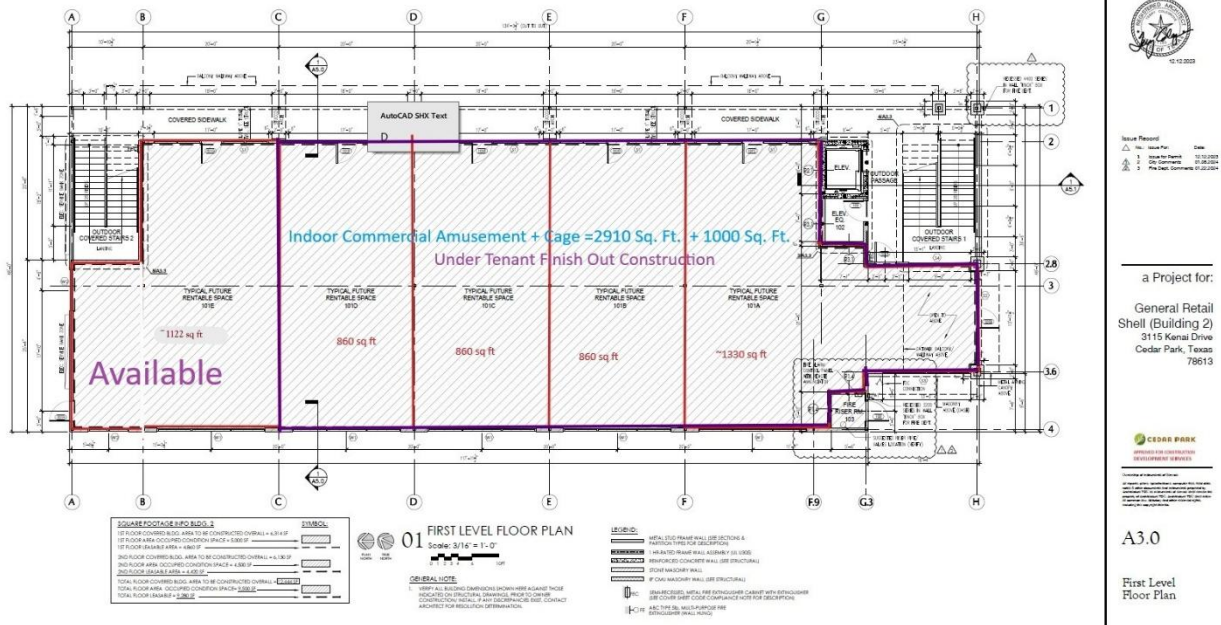


Figure 6: First Floor Plan with size

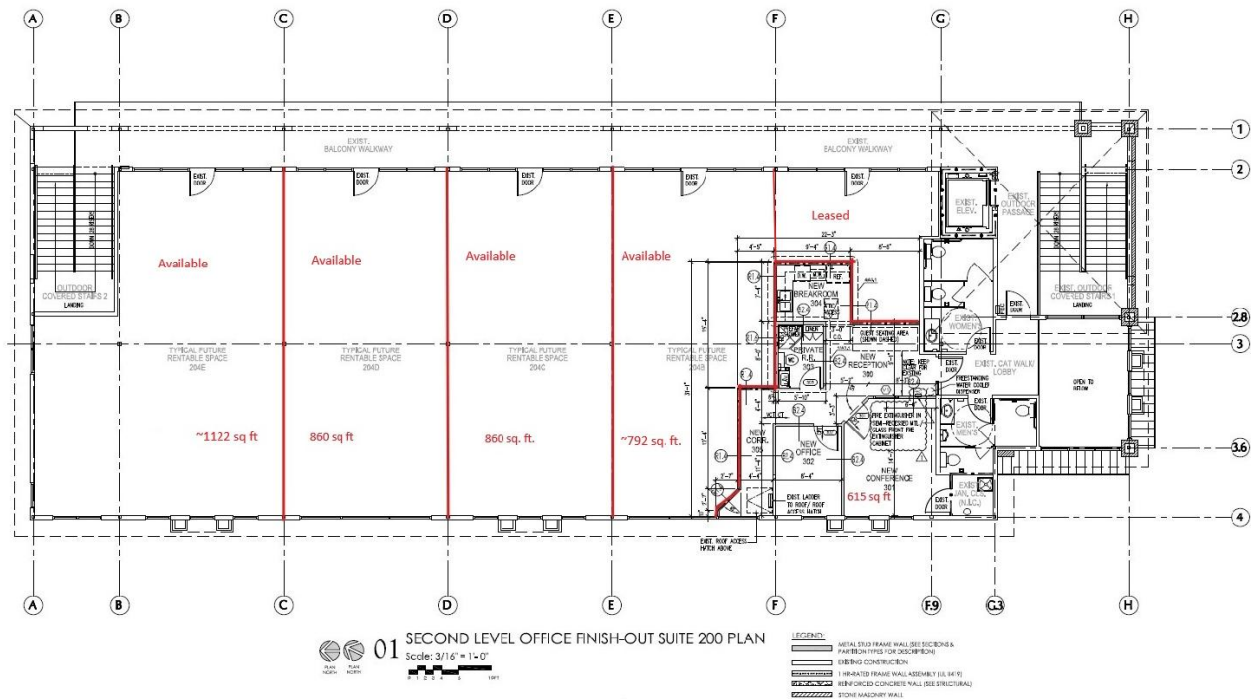


Figure 7: Second Floor Plan with size

