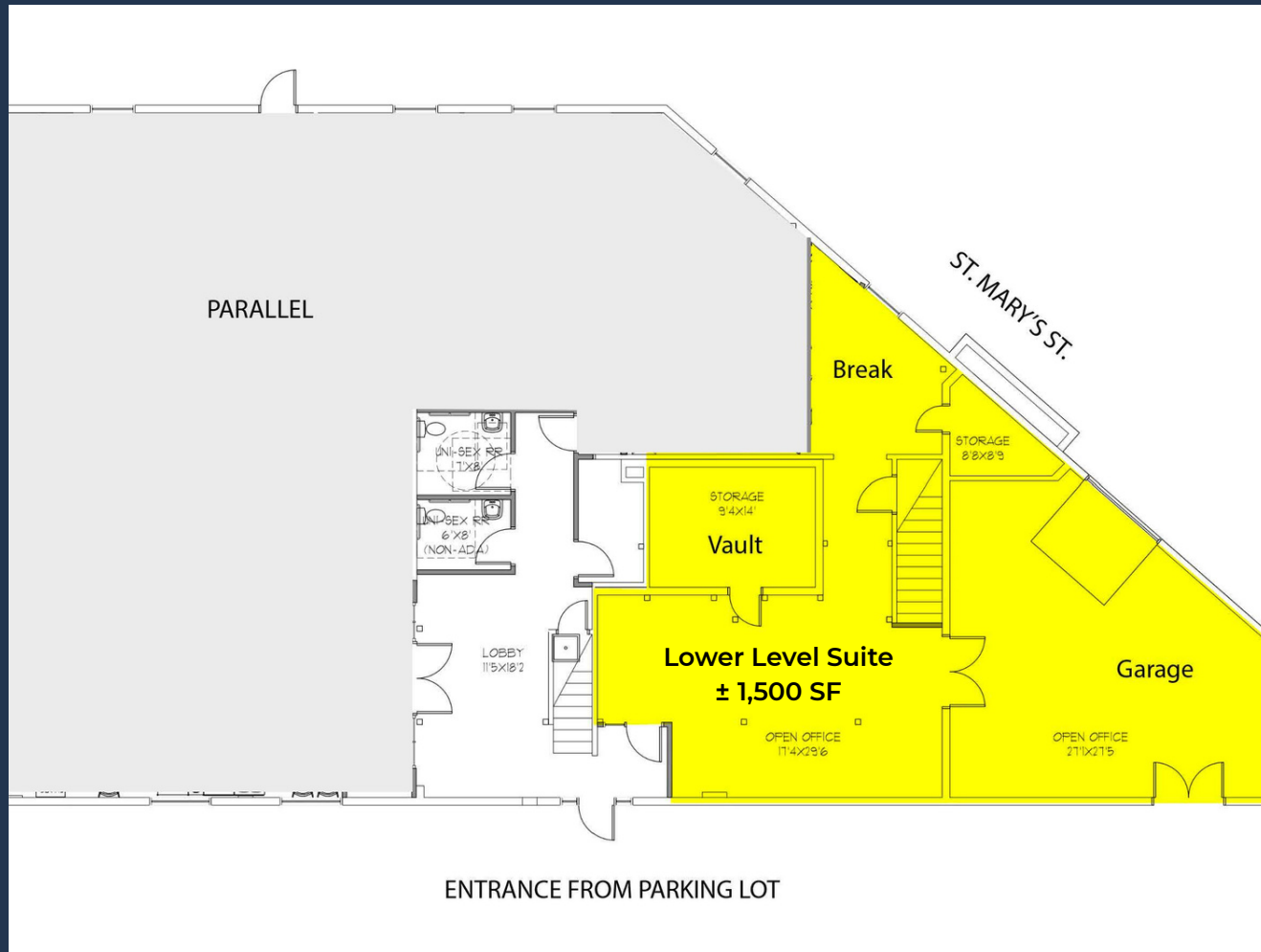


GROUND FLOOR RETAIL/FLEX



This ±1,500 SF ground-floor suite offers a distinctive retail/flex opportunity within The Shade Factory. The open layout is complemented by an open garage/storage area that can serve as a multipurpose space, a break area, and the original bank vault, providing additional secure storage. Industrial character and flexible functionality make the space well-suited for showrooms, boutique retail, wellness, studios, galleries, maker spaces, or other experiential concepts.

- 1,500 SF creative retail/flex
- Garage/storage area (ideal for coffee shop, wellness, or F&B use)
- Industrial architectural character
- Vault for additional secure storage
- Available individually or w/ upper level