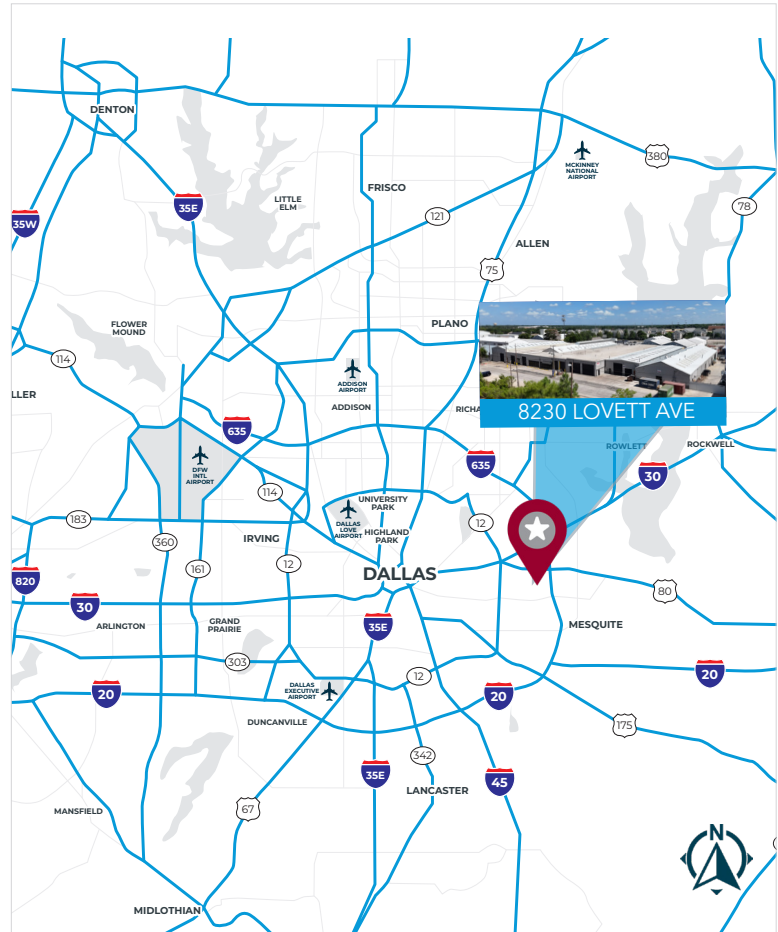


# FOR LEASE



## PROPERTY OVERVIEW

|                     |                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AVAILABLE SF</b> | 25,157 SF                                                                                                                                                                                                                                                                                                                                                                   |
| <b>SUITE C</b>      | 11,442 SF                                                                                                                                                                                                                                                                                                                                                                   |
| <b>SUITE D</b>      | 13,715 SF                                                                                                                                                                                                                                                                                                                                                                   |
| <b>CLEAR HEIGHT</b> | 16'                                                                                                                                                                                                                                                                                                                                                                         |
| <b>LOADING</b>      | 3 Grade Level<br>1 Dock High                                                                                                                                                                                                                                                                                                                                                |
| <b>POWER</b>        | 3-phase, 400 amps                                                                                                                                                                                                                                                                                                                                                           |
| <b>HIGHLIGHTS</b>   | <ul style="list-style-type: none"> <li>• New HVAC unit (office)</li> <li>• New flooring (office)</li> <li>• New ceiling tiles (office)</li> <li>• New paint (office &amp; warehouse)</li> <li>• New lighting (office &amp; warehouse)</li> <li>• Available immediately</li> <li>• Ability to lease one or multiple suites</li> <li>• Short term leases available</li> </ul> |

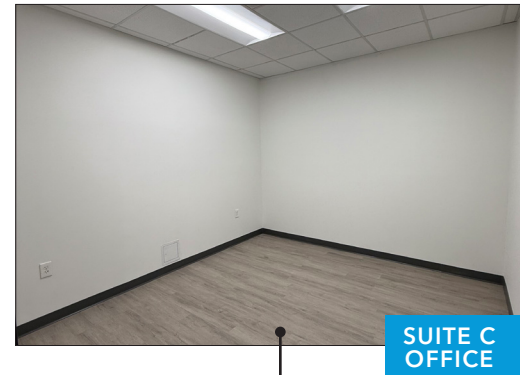
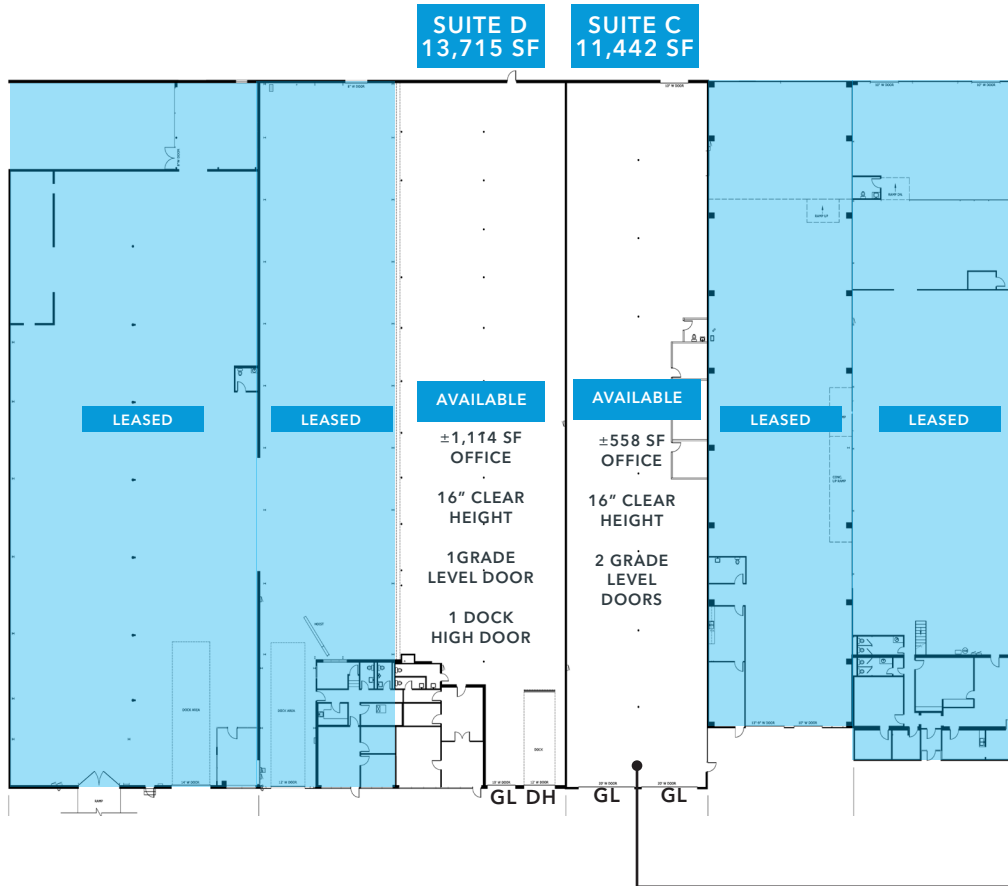


## LEASING CONTACTS

**Taylor Stell**  
tstell@lee-associates.com  
D 214.558.1969

**Brett Lewis**  
blewis@lee-associates.com  
D 972.934.4018

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



**SUITE C OFFICE**



## **LEASING CONTACTS**

**Taylor Stell**  
 tstell@lee-associates.com  
 D 214.558.1969

**Brett Lewis**  
 blewis@lee-associates.com  
 D 972.934.4018

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.