

Office | Warehouse | Flex



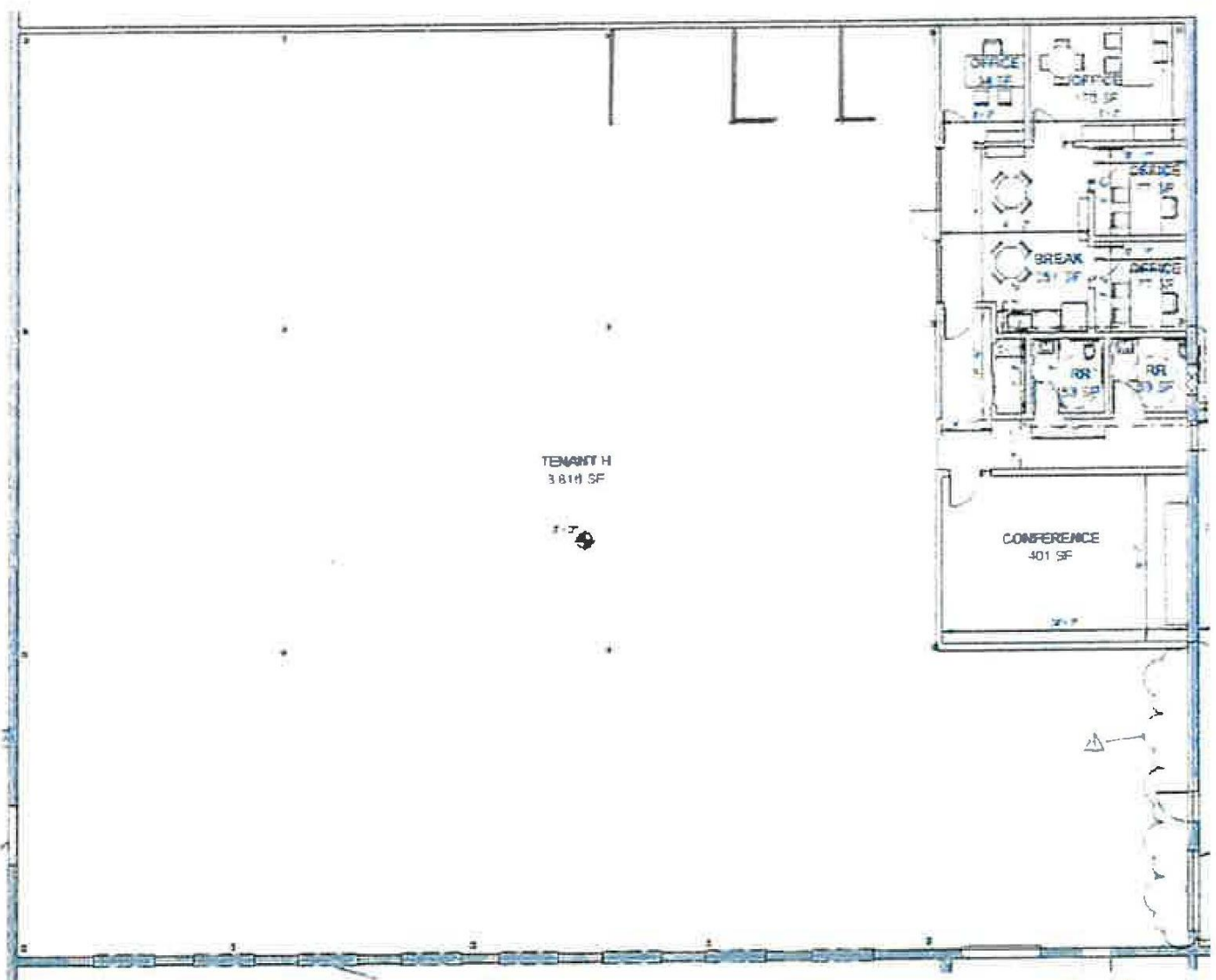
PROPERTY FEATURES

- 11,949 Sq. Ft.
- 3,949 Sq. Ft. of New Office with large conference room, 4 private offices, 3 open workstations, breakroom, 2 bathrooms and a shower
- 8,000 Sq. Ft. A/C Warehouse
- 100% A/C
- Dock High Loading
- New Office Space
- 16 Ft. Clear Ceiling Height
- Great Upper Westside Location
- Term through 2/1/2030

Base Rental Rate: \$16.00/sf
Operating Expenses: \$2.81/sf



Floor Plan



Interior Photos



Building Plan



| STE. | SF | OFFICE | LOADING | CH | COLM SPACING | |
|------|----------|--------|------------------|------------------|--------------|-----------|
| H | — | LEASED | 1,200 SF | Shared 2 DH/1 Dk | 14' | 32' X 32' |
| J | 6,701 SF | BTS | Shared 2 DH/1 Dk | 12' | 23' X 23' | |
| K | 7,042 SF | BTS | Shared 2 DH/1 Dk | 12' | 23' X 23' | |
| L | 7,060 SF | 100% | | | | |
| M | — | LEASED | BTS | 5 DH/1 EH | 12'-22' | |
| N | — | LEASED | BTS | 3 DH/1 EH | 20' | 35' X 50' |

