

FOR LEASE

SOUTHTREE OFFICE PARK 5809 S. WESTERN EXECUTIVE SUMMARY

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate
CCIM SIOR



OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (MG)
Building Size:	36,170 SF
Year Built:	1985
Lot Size:	3.36 Acres
Zoning:	Light Commercial - LC
Available SF:	2,473 SF

PROPERTY OVERVIEW

Discover the perfect space for your business in this multi-tenant office building, offering convenience, accessibility, and the opportunity for prominent signage.

Property Highlights:

Prime Location: Situated in a highly accessible location, this office building offers easy access to I-27, a key transportation artery in the area.

Ample Parking: Parking is never a concern with abundant parking space available.

Signage Opportunities: Promote your business effectively with signage options available. Make a lasting impression and increase your visibility to passersby.

Multi-Tenant Flexibility: The building's multi-tenant nature offers flexibility, accommodating a variety of businesses.

This multi-tenant office building combines practicality with opportunity, making it an attractive leasing option for businesses of all sizes. Its convenient location, ample parking, and signage possibilities are sure to meet your operational needs and enhance your business's visibility.

LOCATION OVERVIEW

This multi-tenant office building boasts a prime location on t Western Street, situated just south of the I-27 interchange and adjacent to the popular Market 33 grocery store. Its strategic positioning offers a range of advantages for businesses and visitors alike.

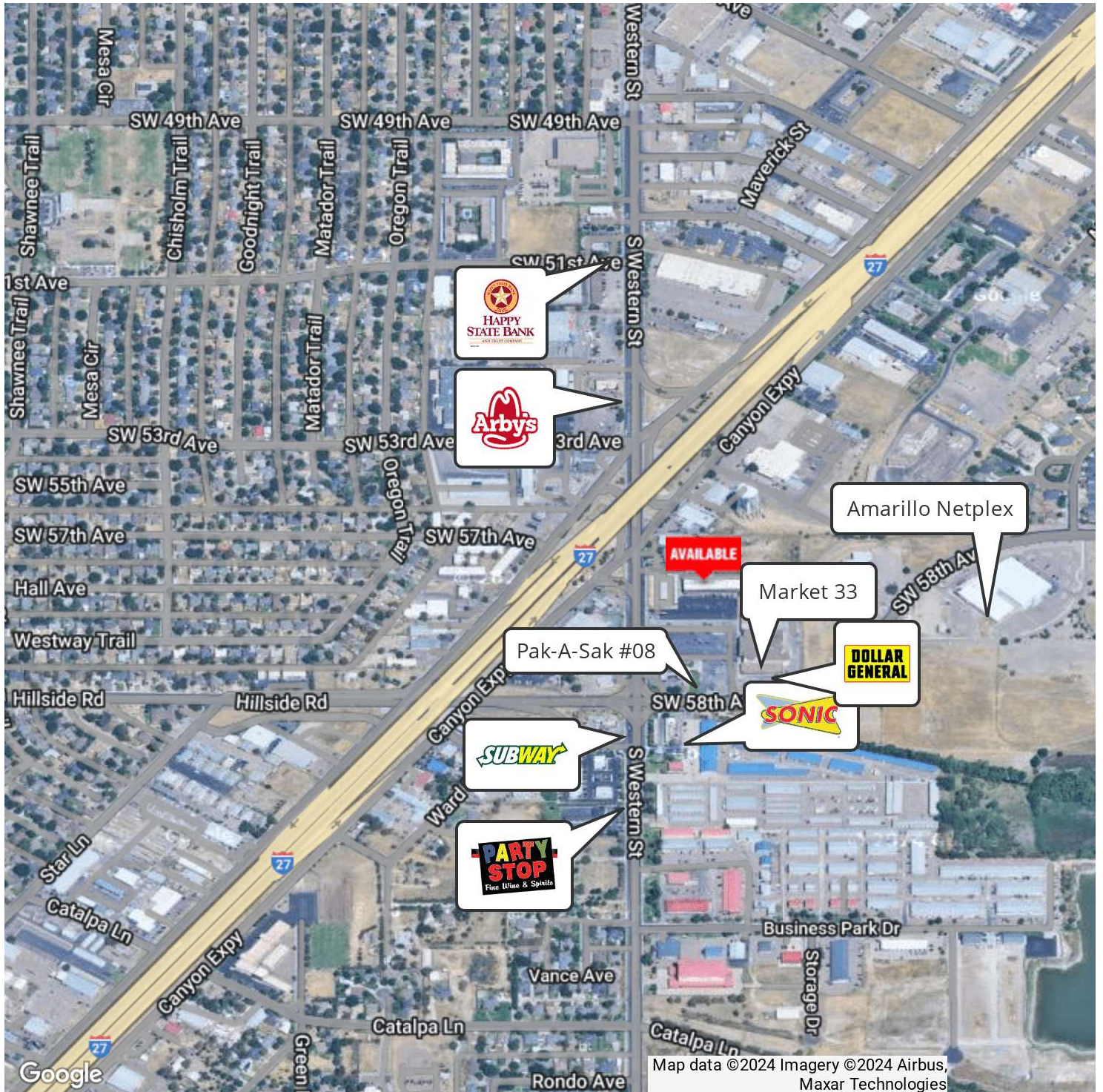
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FOR LEASE

SOUTHTREE OFFICE PARK - 5809 S. WESTERN RETAILER MAP

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