

FOR LEASE

Retail & Industrial/Flex Space

3,000 & 3,600± SF | \$12.50-14.00/SF NNN



245 Center Street, Auburn

Property Highlights

- Suite 5: Access via 8' x 8' OHD
- Excellent Visibility
- High Traffic Counts of 26,500 cars/day

Property Description

We are pleased to offer two suites for lease at 245 Center Street in Auburn. Suite 11 offers 3,000± SF of end-cap retail space and Suite 5 offers 3,600± SF of industrial/flex space. The Florist Mall is located along the Center Street retail corridor - Auburn's busiest retail area. There is a great tenant mix that drives traffic to the center. The location offers excellent visibility and high traffic counts of 26,500 cars/day.



Broker Contact

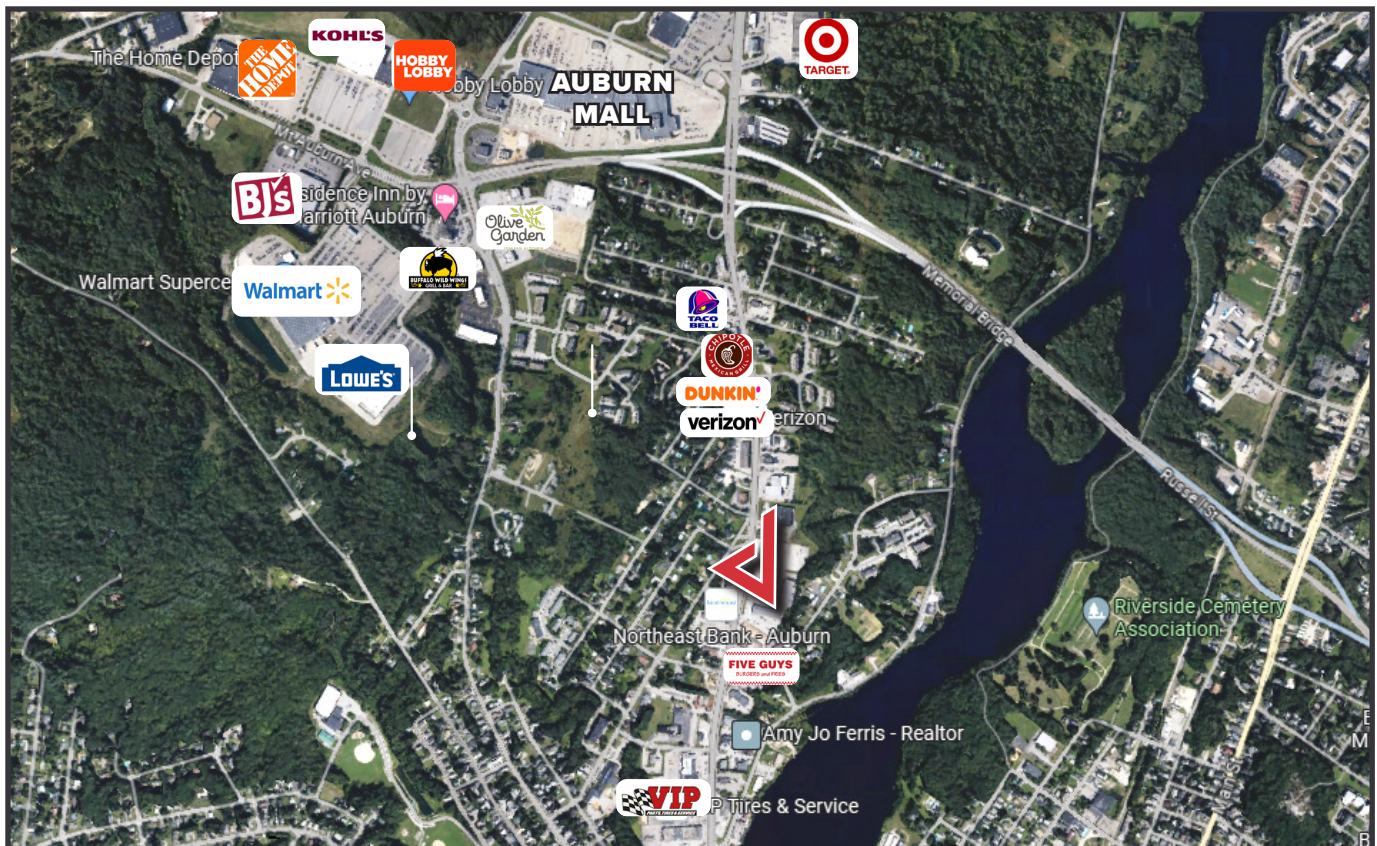
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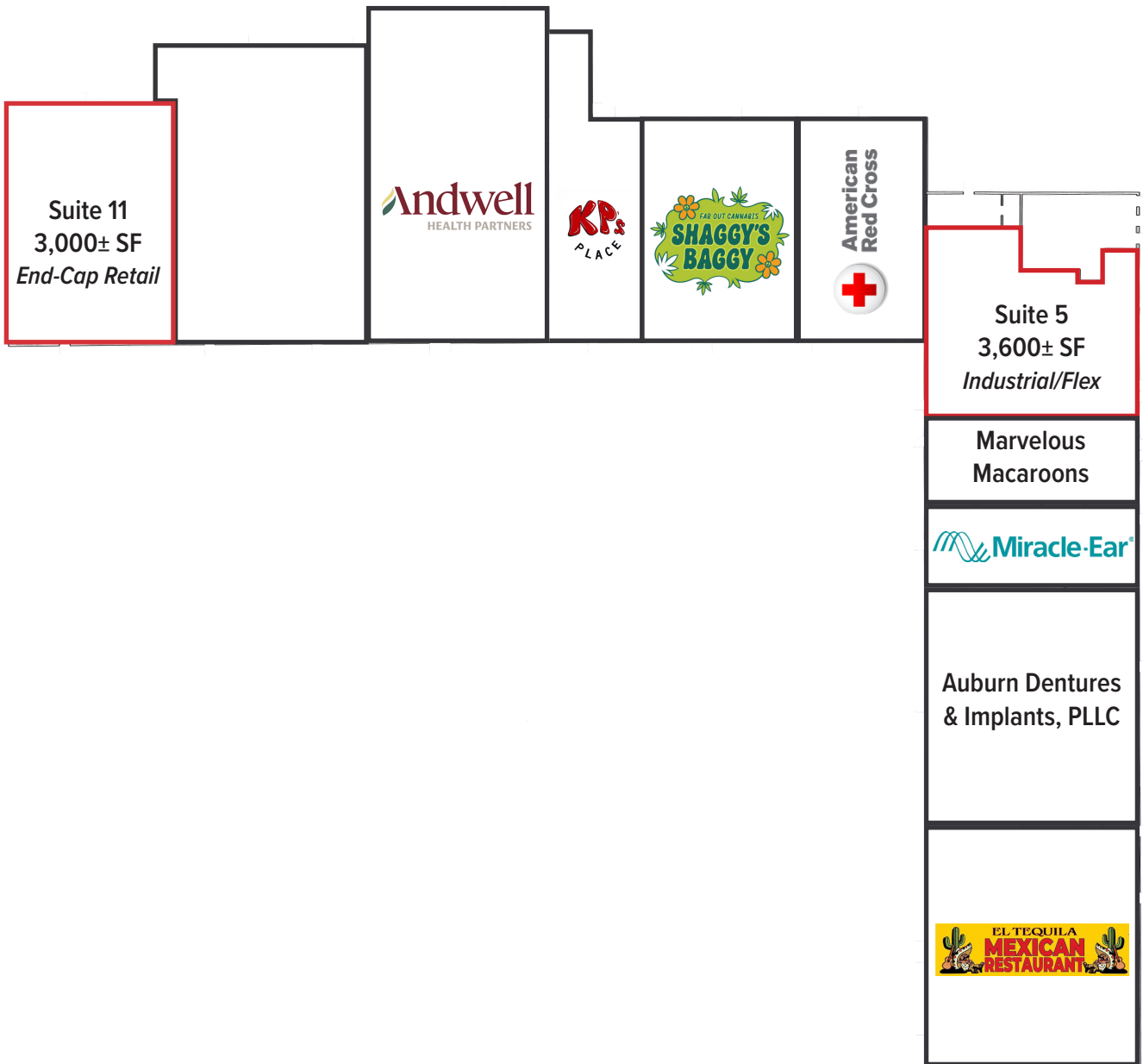
Property Overview

Owner	245 Center Street, LLC
Building Size	34,000± SF
Available Space	Suite 5: 3,600± SF Industrail/Flex w/ OHD Suite 11: 3,000± SF End-Cap Retail
Assessor's Reference	Map 261, Lot 017
Zoning	GB - General Business
Year Built	1987, renovated in 2008
Clear Height	Suite 5: 12'±
OHDs	Suite 5: One (1) 8' x 8'
Utilities	Public water and sewer
Parking	55± spaces
Road Frontage	244' on Center Street
Traffic Counts	26,500 cars/day

SUITE 5 : \$12.50/SF NNN SUITE 11 : \$14.00/SF NNN
NNN's : \$4.26/SF



FLOOR PLAN



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.