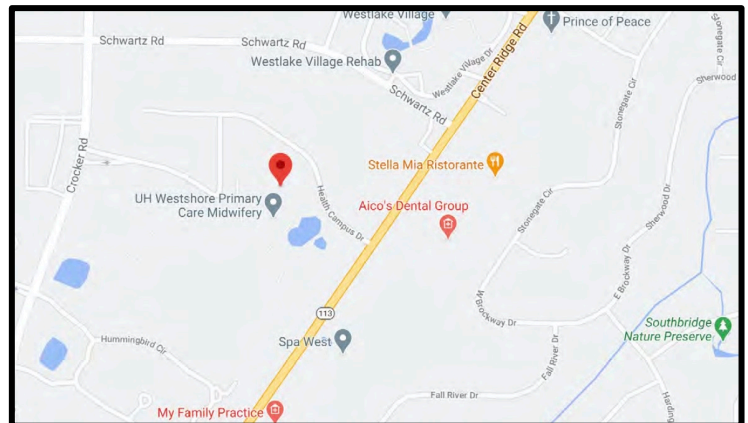




Sale Price: \$145,000
Lease Price: \$4,735/mo Gross

Property Features

- 1,757 SF Office Condominium
- 7 Office Areas - 5 with
- Direct Water Access
- Features an IT Room & Lab Area
- 2 In-Suite Bathrooms
- (Not Handicap Accessible)
- Main and Side Door Entrances
- No Reserved Parking
- Recently Updated with New Flooring and Paint
- Conveniently located between Crocker Rd. & Center Ridge Rd. adjacent to University Hospital St. John Medical Center



Easy Access to Major Highways

2.7 miles to I-90

3.4 miles to I-480

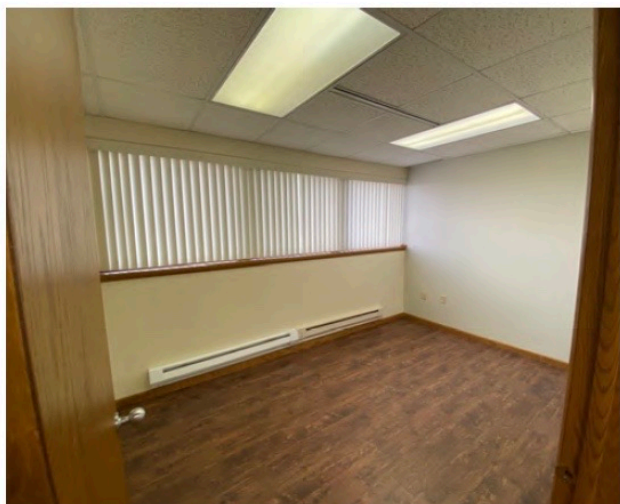
EXTERIOR PHOTOS



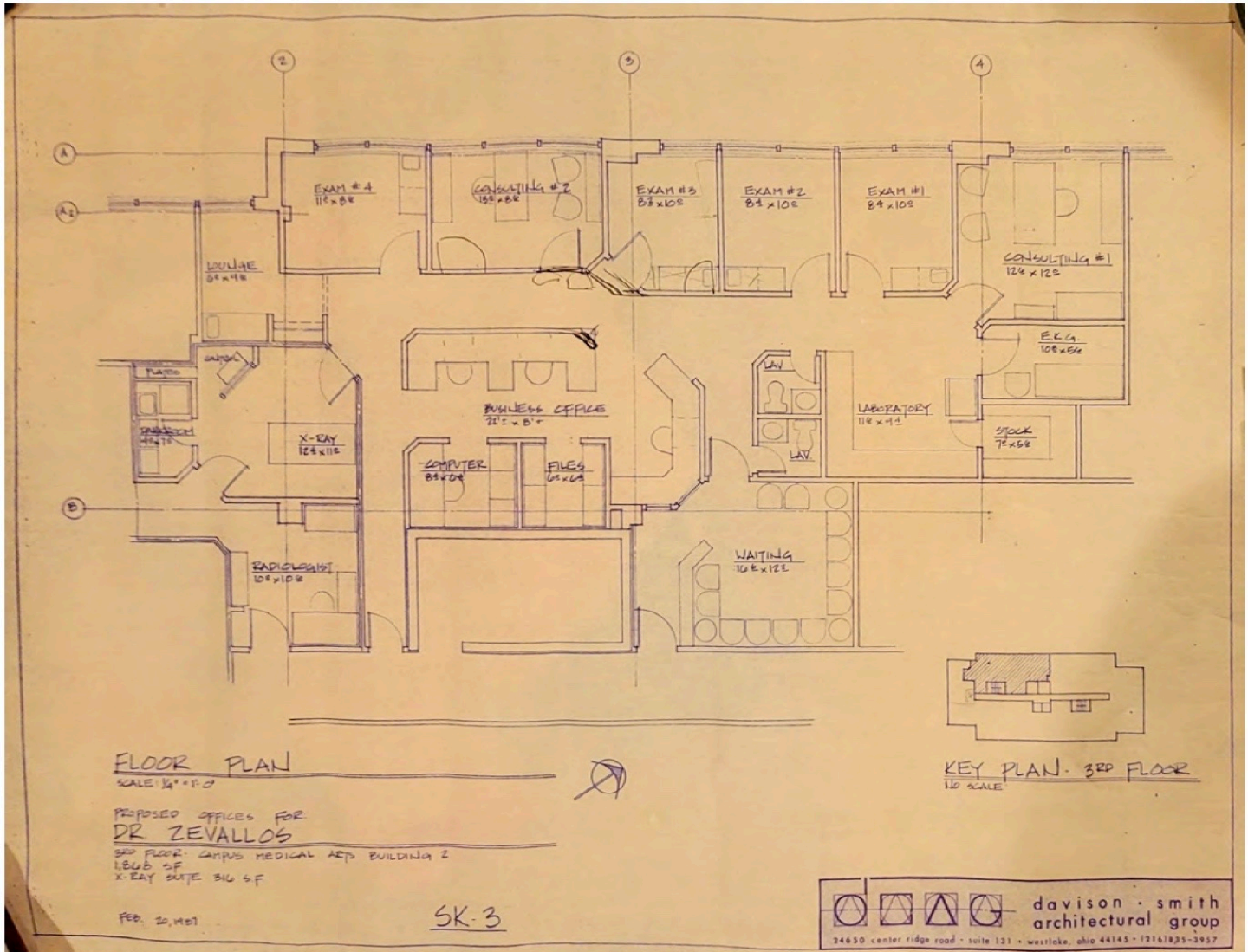
INTERIOR PHOTOS – Reception and Supply Area



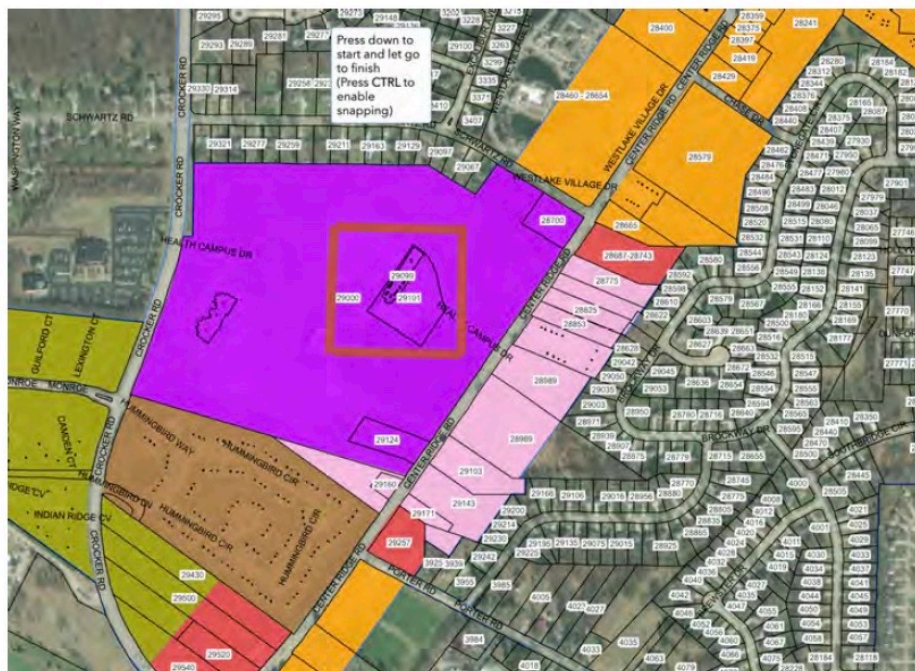
INTERIOR PHOTOS – Office Space and Lab Rooms



FLOOR PLAN



ZONING MAP



Property is Zoned
"Health Campus District"

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,541	23,972	58,853
Total Population	6,406	59,400	144,498
Average HH Income	\$102,258	\$89,048	\$84,525

FOR MORE INFO, PLEASE CONTACT:
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