

EXECUTIVE SUMMARY



OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$14.50 SF/yr (MG) |
| Building Size: | 17,557 SF          |
| Available SF:  | 1,122 SF           |
| Year Built:    | 1963               |
| Renovated:     | 2022               |

PROPERTY OVERVIEW

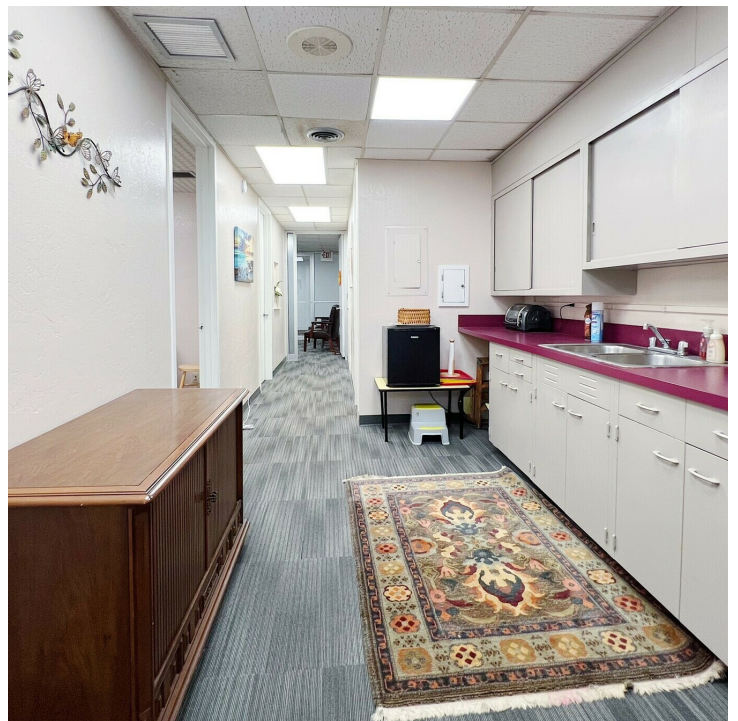
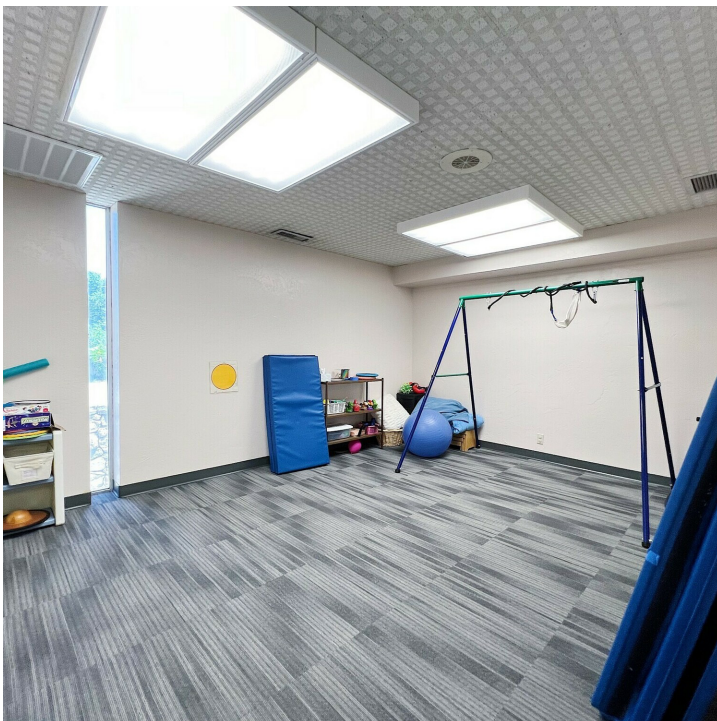
- Tenants will benefit from beautiful granite upgrades throughout the building and kitchenettes in most suites.
- Excellent visibility with full block frontage on N Meridian Avenue between NW 52nd Street and NW 53rd Street.
- New water heaters have been installed throughout the property, and the central heat and air have been recently replaced.
- Common area restrooms along with one inside Suite, alarm system in place for all tenants to have access to building after hours.

| SPACES  | LEASE RATE    | SPACE SIZE |
|---------|---------------|------------|
| Suite 9 | \$14.50 SF/yr | 1,122 SF   |

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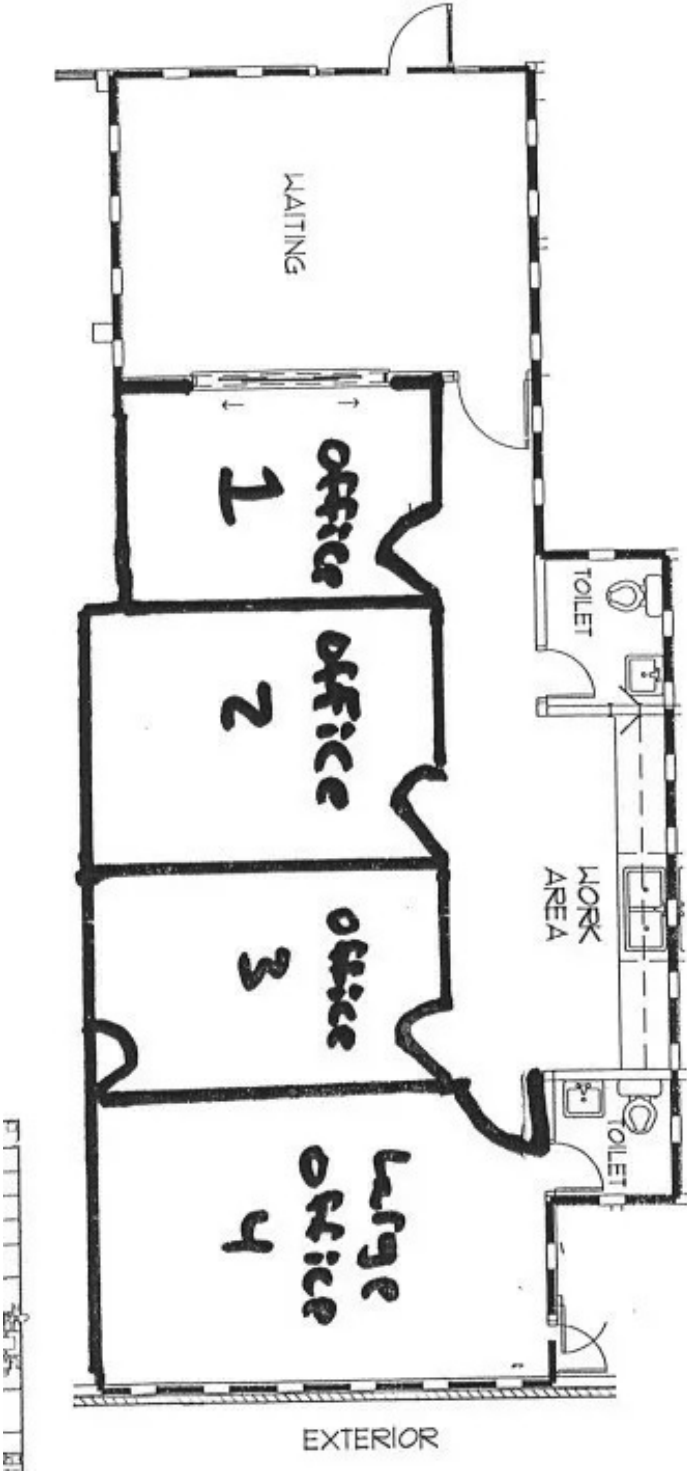


## ADDITIONAL PHOTOS



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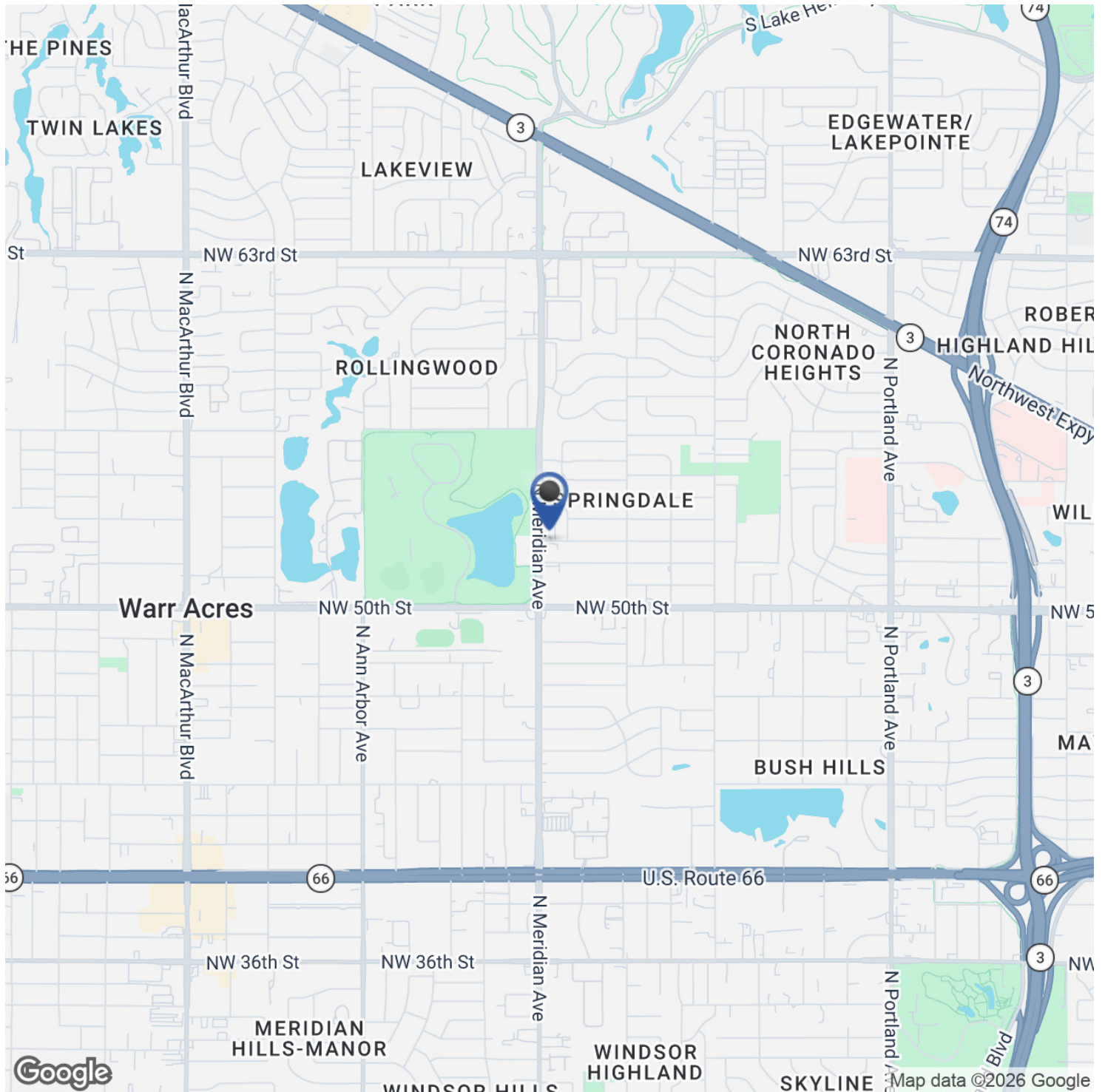
FLOOR PLANS



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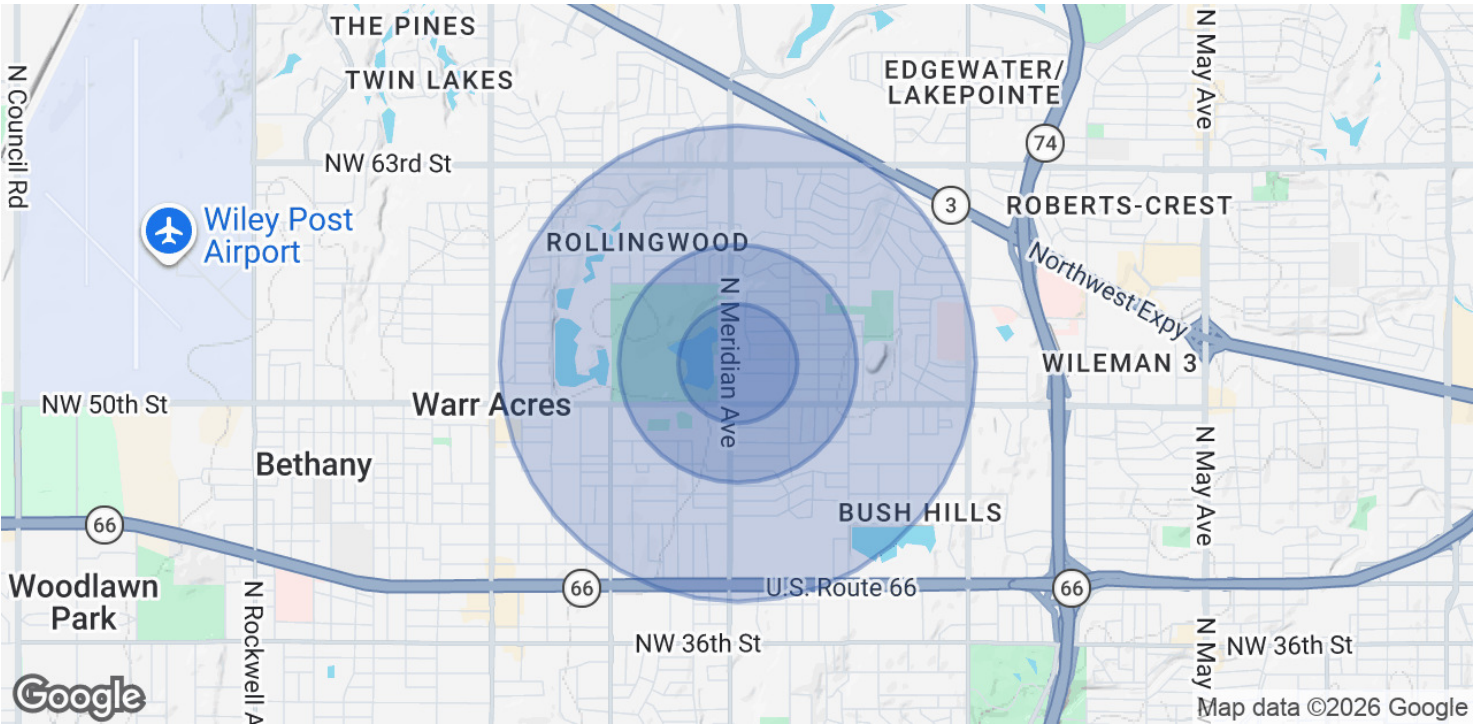


## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



|                      |      |       |        |
|----------------------|------|-------|--------|
| Total Population     | 762  | 3,292 | 13,451 |
| Average Age          | 38.3 | 37.0  | 38.5   |
| Average Age (Male)   | 35.2 | 33.5  | 36.3   |
| Average Age (Female) | 35.3 | 36.3  | 38.4   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 447        | 1,626     | 6,687     |
| # of Persons per HH | 1.7        | 2.0       | 2.0       |
| Average HH Income   | \$42,965   | \$48,365  | \$51,164  |
| Average House Value | \$145,063  | \$136,919 | \$113,742 |

\* Demographic data derived from 2020 ACS - US Census

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