



OFFERING SUMMARY

Lease Price:	\$15.50/SF
Building SF:	±22,825
Available SF:	±8,459
	±2,244
	±4,450
	±1,658
Parking:	88 Private
Ceiling Height:	9 ft
Stories:	1
Water:	Municipal
Heat:	GFHA
A/C:	Central
Electric:	600 Amp / 3 Phase
Construction:	Brick
Year Built:	1997
Condition:	Excellent

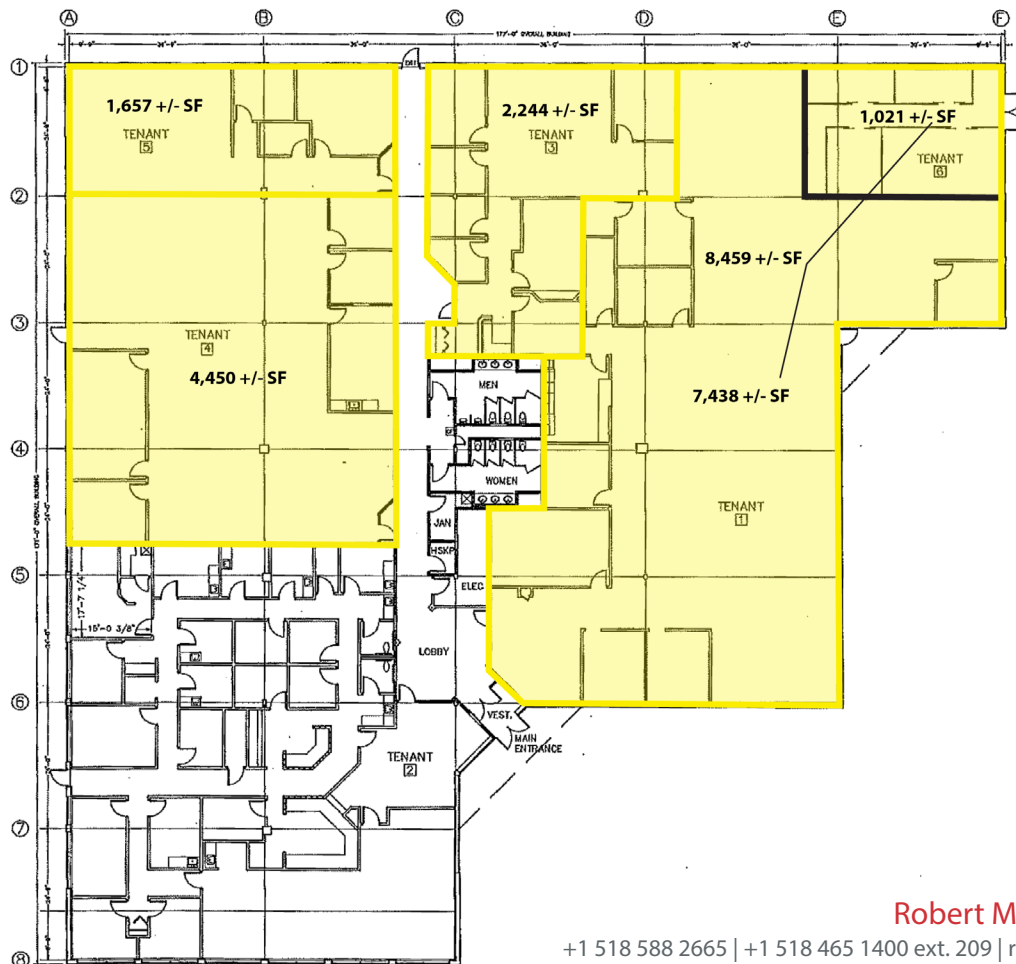
Property Overview

Class A office building nestled in a small business park setting. This 2,244 sq. ft. suite can also be combined with the neighboring 8,459 sq. ft. suite to create a total of 10,703 +/- sq. ft. The 8,459 sq. ft. suite includes 1,021 sq. ft. of warehouse/ storage space and 7,438 sq. ft. of office. The suite consists of a conference room, storage room, four private offices, a reception area, and open space. Very experienced and professional landlord and management team who know how to appreciate their tenants. Landlord offers space planning and design to prospective tenants. LBO to be present at all showings.

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FOR LEASE - CLASS A OFFICE SPACE
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