

FOR LEASE
\$10.00 - \$22.00 SF/YR (NNN)



Property Highlights

- Build-to-Suit space in rear portion of an existing Medical building
- 850sf, 600sf, and 330sf options, or mix/match to size needed.
- Minimum term and rate dependent on use
- Contact Broker for more information.
- Landlord prefers to lease units 300 & 400 first
- Smallest unit only conditionally available after biggest units

Demographics	1 Mile	2 Miles	3 Miles
Total Households	1,149	4,778	11,848
Total Population	2,385	9,322	22,770
Average HH Income	\$66,221	\$63,680	\$63,395



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Lease Information

Lease Type:	NNN
Total Space:	330 - 1,780 SF

Lease Term:	48 to 96 months
Lease Rate:	\$10.00 - \$22.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite Flex Warehouse - Any unit.	Available	330 - 1,780 SF	NNN	\$10.00 SF/yr	600sf (B) or 930sf (B&C) or 1780sf (A,B&C) & possibly 330sf (C). Currently a raw shell space requiring landlord to complete the buildout to Flex Warehouse with working Pedestrian and Truck Doors, access to bathroom, open ceiling to trusses with bay lighting. #200 of 850sf, #300 of 600sf, and #400 of 330sf can be configured to function as a flex warehouse space. NNN is \$5/sf/yr.
Suite Office/Retail - Any unit.	Available	330 - 1,780 SF	NNN	\$15.00 SF/yr	600sf (B) or 930sf (B&C) or 1780sf (A,B&C) & possibly 330sf (C). Currently a raw shell space requiring landlord to complete the buildout to Office assumed to be 50% offices and 50% open. Garage doors replaced with glass or other storefront. Ceiling system and bathrooms. #200 of 850sf, #300 of 600sf, and #400 of 330sf can be configured to function as a Office. NNN is \$5/sf/yr. Tenant provides floor covering and paint.
Suite Medical - Any unit.	Available	930 - 1,780 SF	NNN	\$22.00 SF/yr	930sf (B&C) or 1780sf (A,B&C). Currently a raw shell space requiring landlord to complete the buildout to Medical assumed to be 50% offices and 50% exam rooms with sink/counters. Garage doors replaced with glass or other storefront. Ceiling system and bathrooms. #200 of 850sf, #300/400 of 930sf can be configured to function as a Medical. NNN is \$5/sf/yr. Tenant provides floor covering and paint.

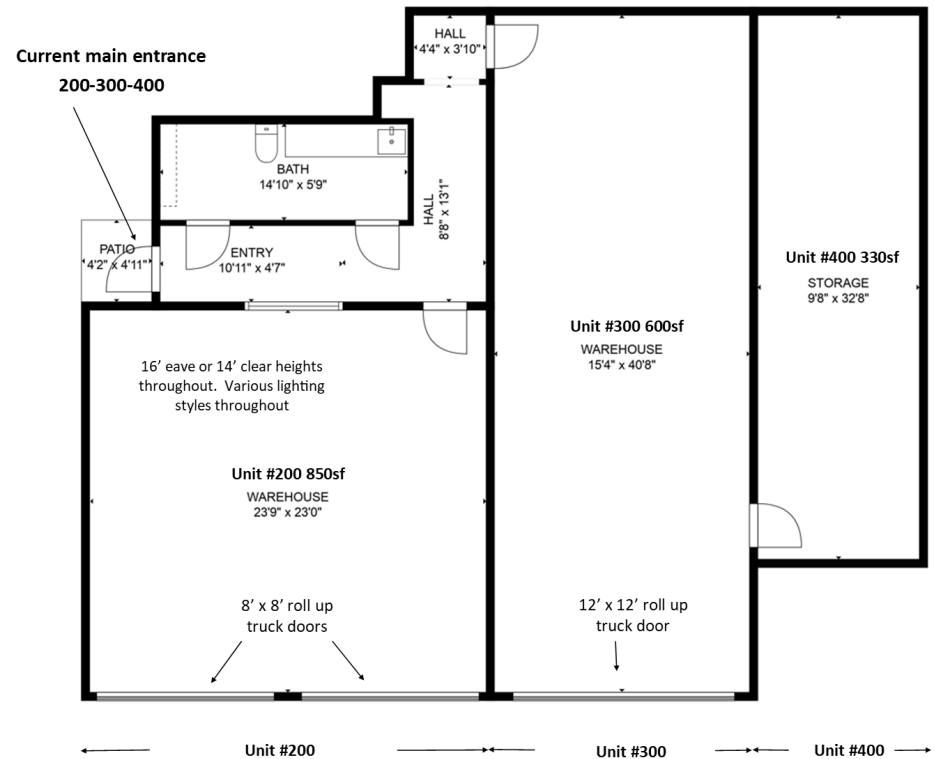
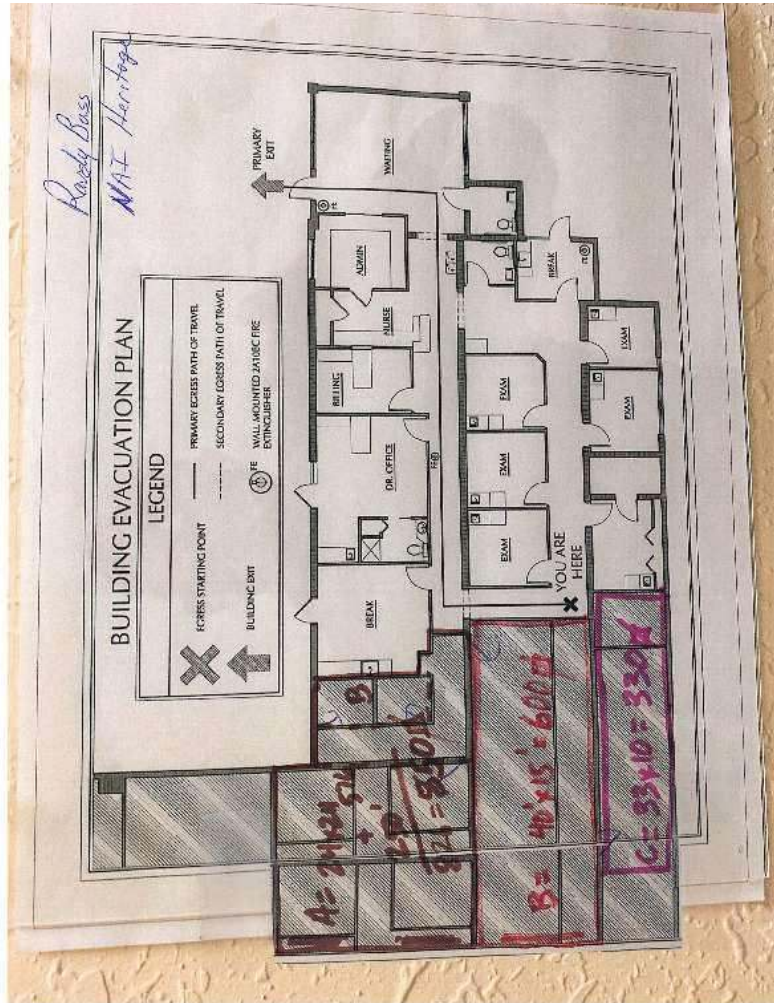
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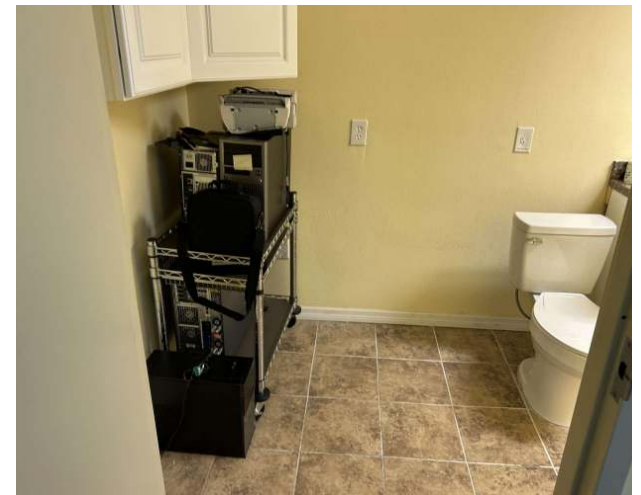
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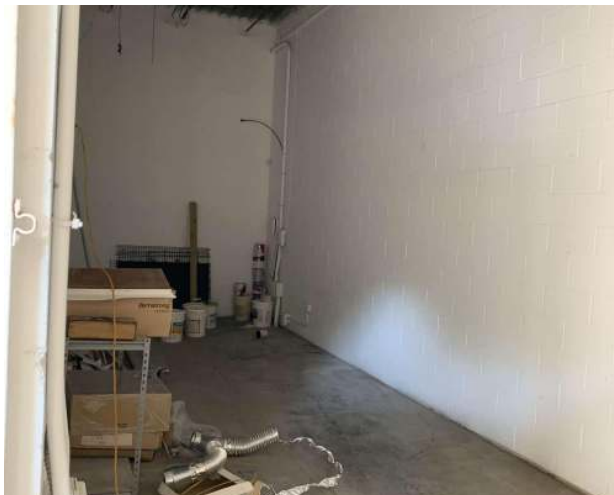
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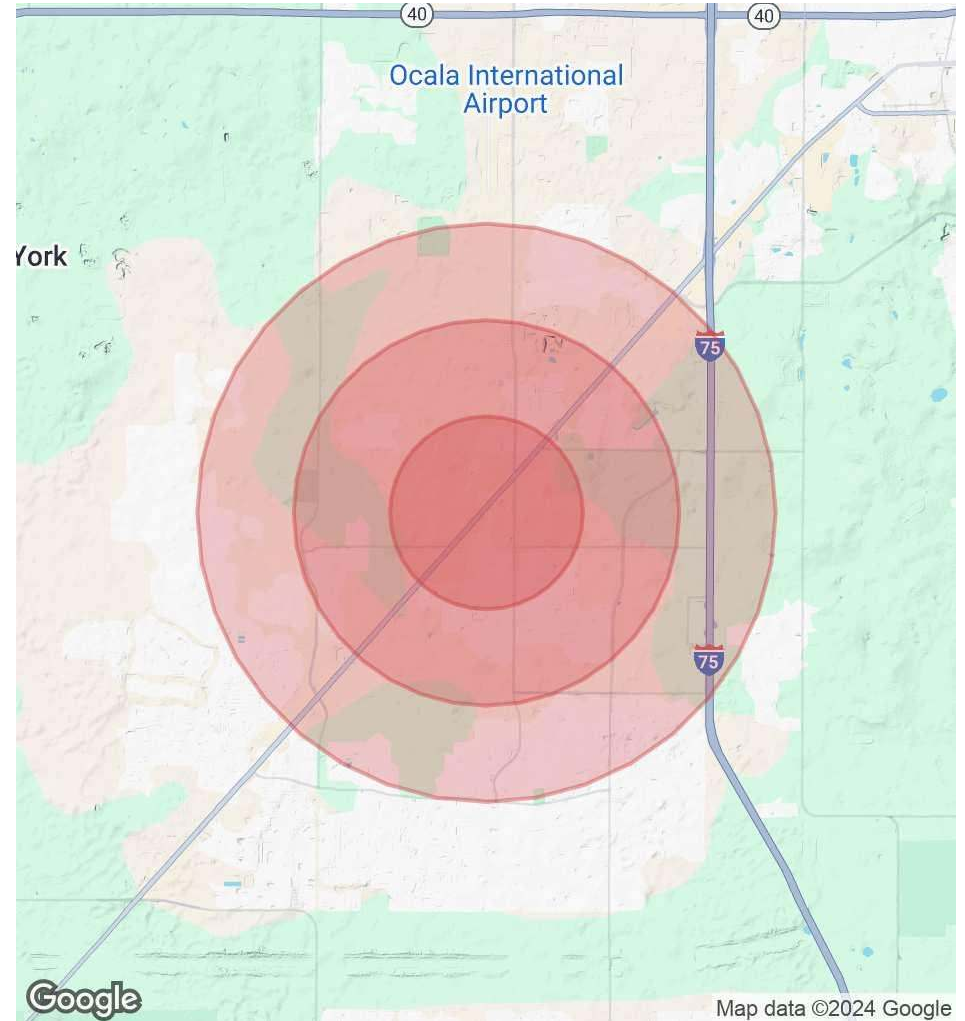
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Population	1 Mile	2 Miles	3 Miles
Total Population	2,385	9,322	22,770
Average Age	49.2	52.7	55.0
Average Age (Male)	47.2	52.1	55.0
Average Age (Female)	60.0	58.9	57.8

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,149	4,778	11,848
# of Persons per HH	2.1	2.0	1.9
Average HH Income	\$66,221	\$63,680	\$63,395
Average House Value	\$208,131	\$205,759	\$207,076

2020 American Community Survey (ACS)



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