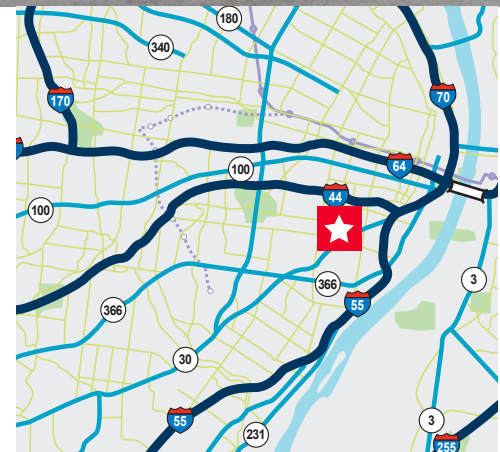




+/- 11,000 RSF Commercial Office Space Available

Property Highlights

- High visibility | Superior accessibility
- Located less than a 1/4 mile from I-44 and 1 mile from I-64
- Adjacent to ample amenities including hotel and restaurant options
- Potential +/- 5,000 SF additional warehouse space available
- Move in ready condition
- Building and pylon signage available
- Dual tel-com service (L3 - AT&T, Windstream)
- All new HVAC units (50 ton) with zoned thermostat control
- 2 x 2 ceiling grid dropped to a 8' - 9' height
- Fully sprinkled
- Small IT room with raised floor area
- Optional lower level break room
- Parking ratio: 4/1,000 rsf plus off street availability
- **Lease Rate: \$18.00/RSF; Full Service**



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Floor Plan

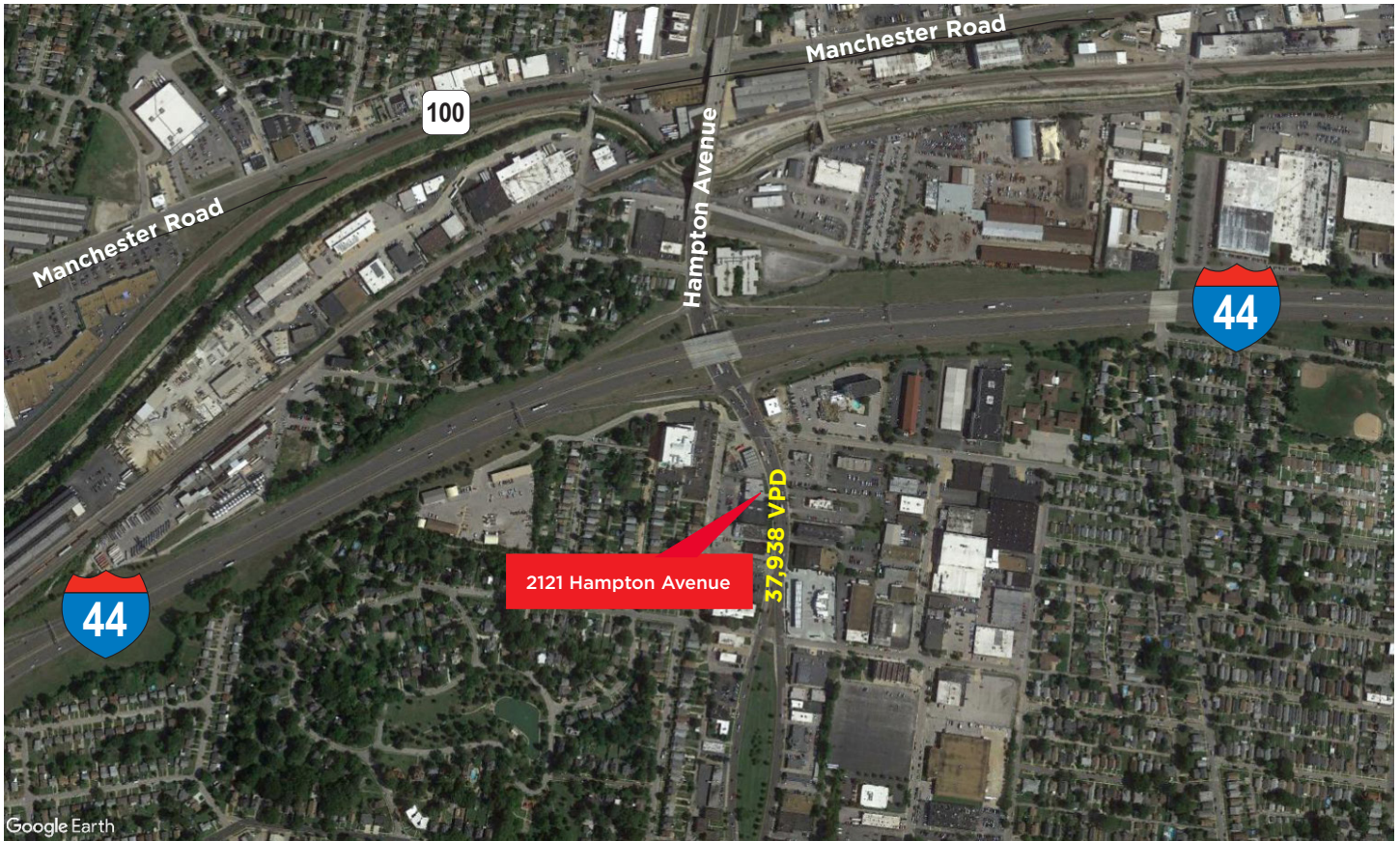


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Aerial



Demographics

	1 Mile	3 Miles	5 Miles
Population	13,597	151,049	241,338
Avg. HH Income	\$65,457	\$73,741	\$67,641

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