



## Office/Flex Space For Lease

**Lease Rate: \$20.00-\$22.00/SF + Utilities**

### Property Overview:

Property Type:	Office Flex
Available Space:	2,274 RSF
Lease Rate:	\$20.00-\$22.00/SF + gas and electric
Unit #:	J
Property Size:	15,000 SF
YOC:	2005
Zoning:	I-MX-3 (Industrial Mixed Use)
Parking:	2.68/1,000 all surface free of charge
Loading:	1 drive in door

### Property Description:

Unit J is a two-story office/flex unit. The first floor has an approximately 930 sf garage space, a functioning music studio with two sound rooms, office, reception area, and a bathroom. The 2nd floor consists of 3 offices and storage space. The studio can be converted to warehouse or office.

For more information, please contact:

**ERIC SHAW**

**Senior Advisor**

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**JESSE HISS**

**Associate Advisor**

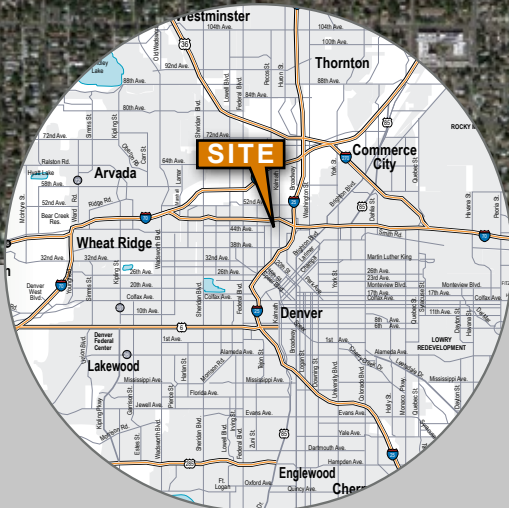
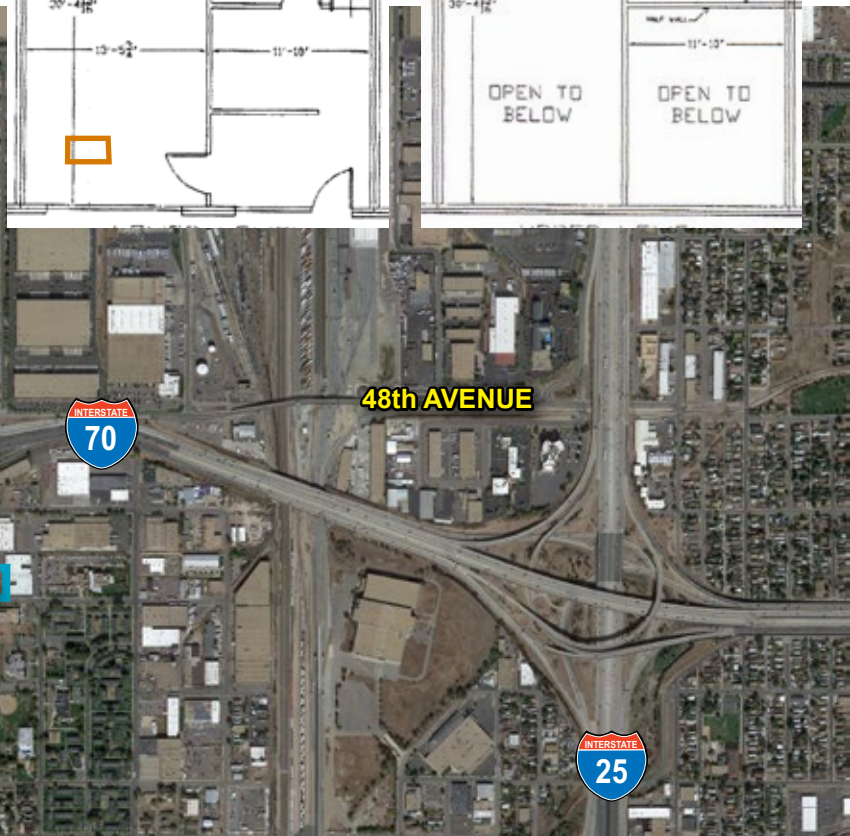
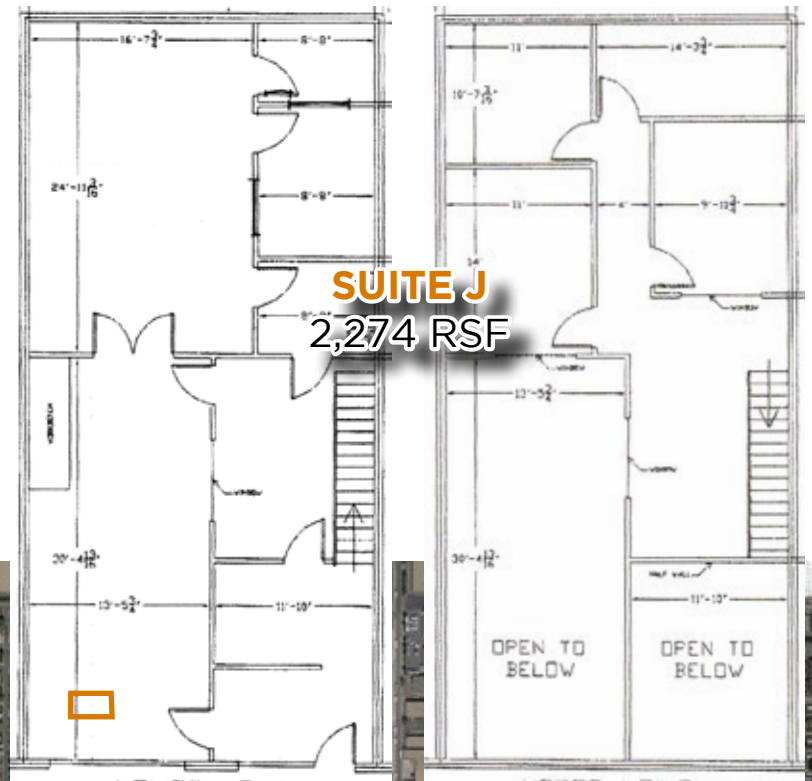
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Ground Floor

Second Floor



For more information, please contact:

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