



OFFERING SUMMARY

Available SF:	1,250 SF
Lease Rate:	\$1,648.00 SF/yr (NNN)
Lot Size:	2.05 Acres
Year Built:	2016
Building Size:	20,000 SF
Zoning:	C1
Market:	SW

PROPERTY OVERVIEW

1,250 - 3,853 SQ.FT. SPACE FOR LEASE IN A NEWLY CONSTRUCTED BUILDING BEHIND BADLANDS BREW COFFEE HOUSE,(FORMERLY CLASSIC ROCK COFFEE) AND SOUTH OF OAK PARK. SPACE IS DIVISIBLE DOWN TO 1,200 SQ FT.ARCHITECTURALLY DESIGNED BUILDING HAS MINOT'S NEWEST LUXURY SPA, LOR SPA. AMPLE PARKING WITH AN ELEVATOR, SPACE AVAILABLE ON THE SECOND FLOOR ABOVE BONES BBQ. TONS OF WINDOWS TO PROVIDE ABUNDANT NATURAL LIGHTING. IT IS WAITING FOR YOUR PLANS AND CAN BE QUICKLY BUILT OUT. PRICED AT \$14.00 PER SQ FT WITH A \$4.00 CAM. WITH A TENANT ALLOWANCE TO HELP WITH THE BUILDOUT. LEASE RATE IS FIGURED BY 1,250 SQ. FT X 1.13 LOAD=1,412.5 X \$14.00=\$19,775.00/12 months \$1,648.00. Plus CAM

LOCATION OVERVIEW

2nd Ave SW - Close in proximity to Bones BBQ, LOR Spa and the DMV

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WEST OAKS CENTER

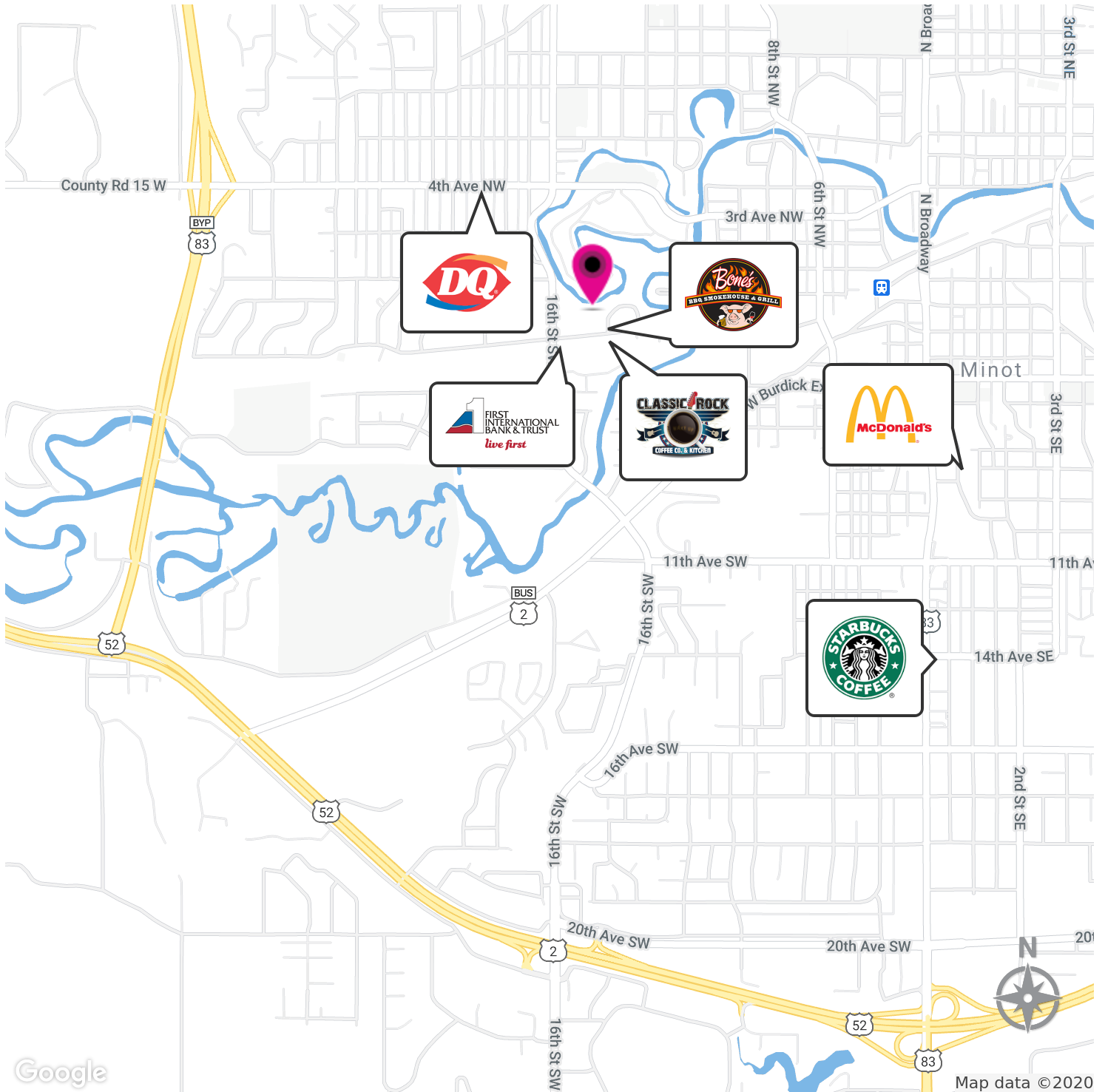
OFFICE BUILDING FOR LEASE



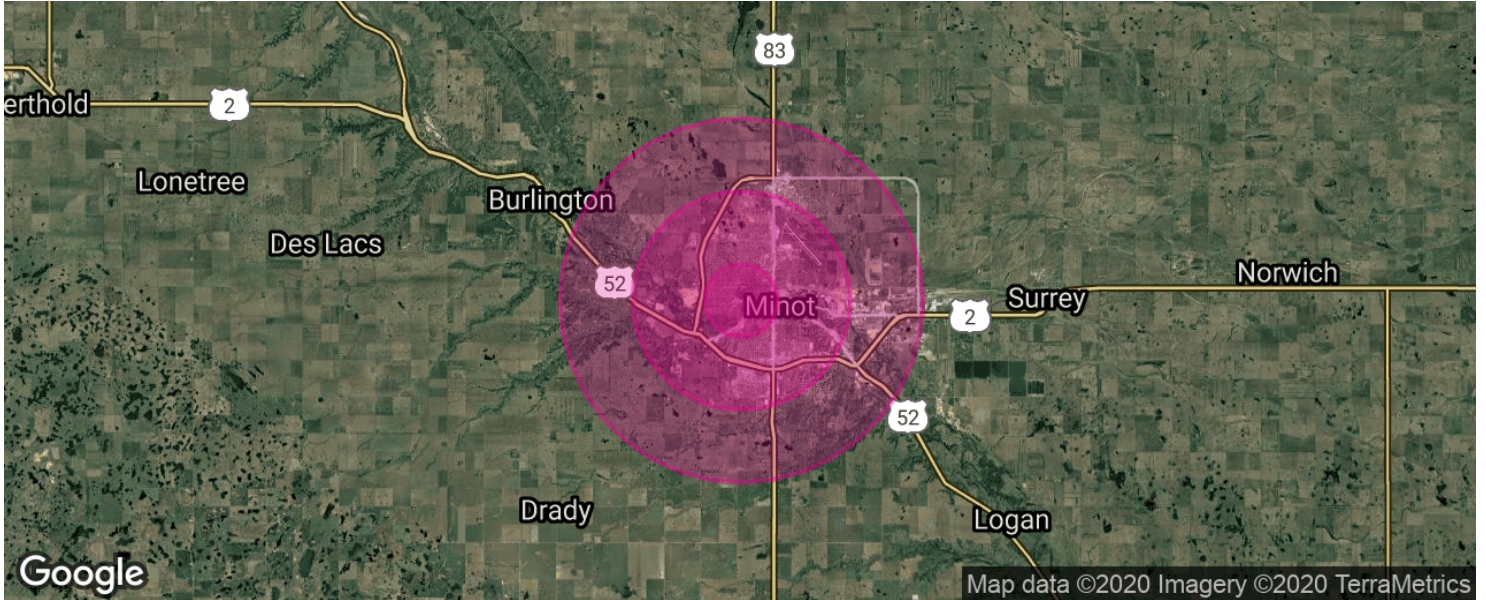
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,125	41,871	54,210
Median age	32.5	34.0	34.0
Median age (Male)	30.6	32.2	32.2
Median age (Female)	34.7	35.9	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,163	18,275	23,545
# of persons per HH	2.4	2.3	2.3
Average HH income	\$61,692	\$58,744	\$58,485
Average house value	\$132,106	\$139,136	\$131,621

* Demographic data derived from 2010 US Census

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