

# FOR LEASE



## 3006 W. MARSHALL STREET

## Lease Rate: \$3,200/month

### PROPERTY OVERVIEW

Newly renovated flex space in Scott's Addition across from Lunch/Supper

### DEMOGRAPHICS

**1 MILE**      **3 MILES**      **5 MILES**

<b>Households:</b>	9,408	48,287	108,514
<b>Population:</b>	17,872	106,983	253,965
<b>Avg HH Income:</b>	\$71,620	\$68,807	\$60,360

### PROPERTY HIGHLIGHTS

- Reception area, two private offices, one work station, conference room, kichenette
- Small warehouse attached (+/-500SF) and fenced in back yard
- Tenant responsible for utilities & janitorial
- One story brick building with modern interior finishes
- Available June 2020

### AVAILABLE SPACES

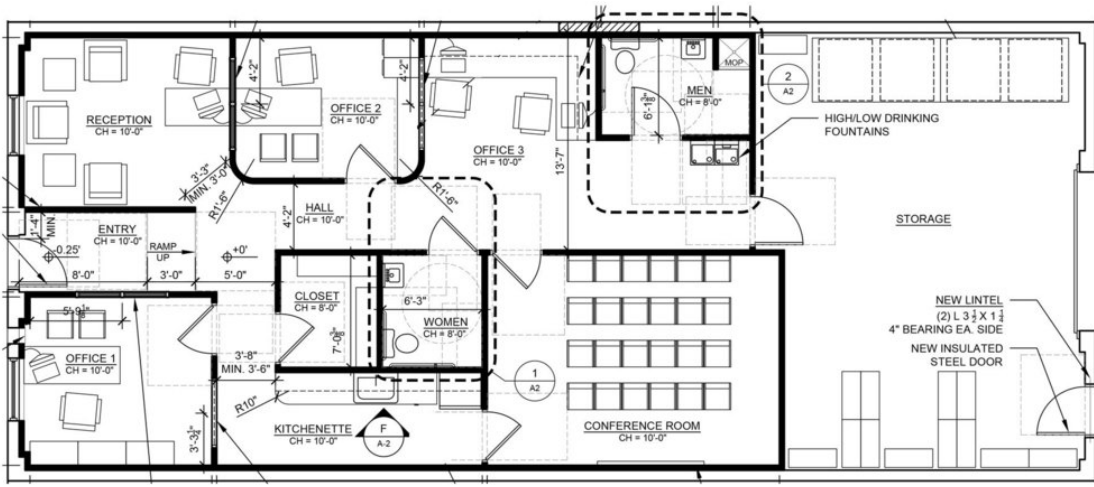
**Flex Space**      2,020 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:

**LAIKYN SEVERSON** • laikyn.severson@divaris.com • 804.616.3434  
**BRETT MCNAMEE** • bmcnamee@divaris.com • 804.977.2093



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