

PROFESSIONAL OFFICE



**Major Renovation / Remodel Nearing Completion
LEASE RATE REDUCTION**

Property Features

- Under New Ownership
- Major Renovations Underway
- Advantageous C-1 Zoning
- Elevator served
- Well laid out floor plans
- Covered parking available
- Great east-central location, adjacent to TMC Hospital, and providing easy access to the foothills and all areas of the city

Property Highlights

Available	478 – 7,279 SF
Lease Rate	Starting at \$14.50 per SF NOW \$12.75 per SF Space in current configuration with new paint and carpet
Lease Type	Modified Gross
Possession	Immediate

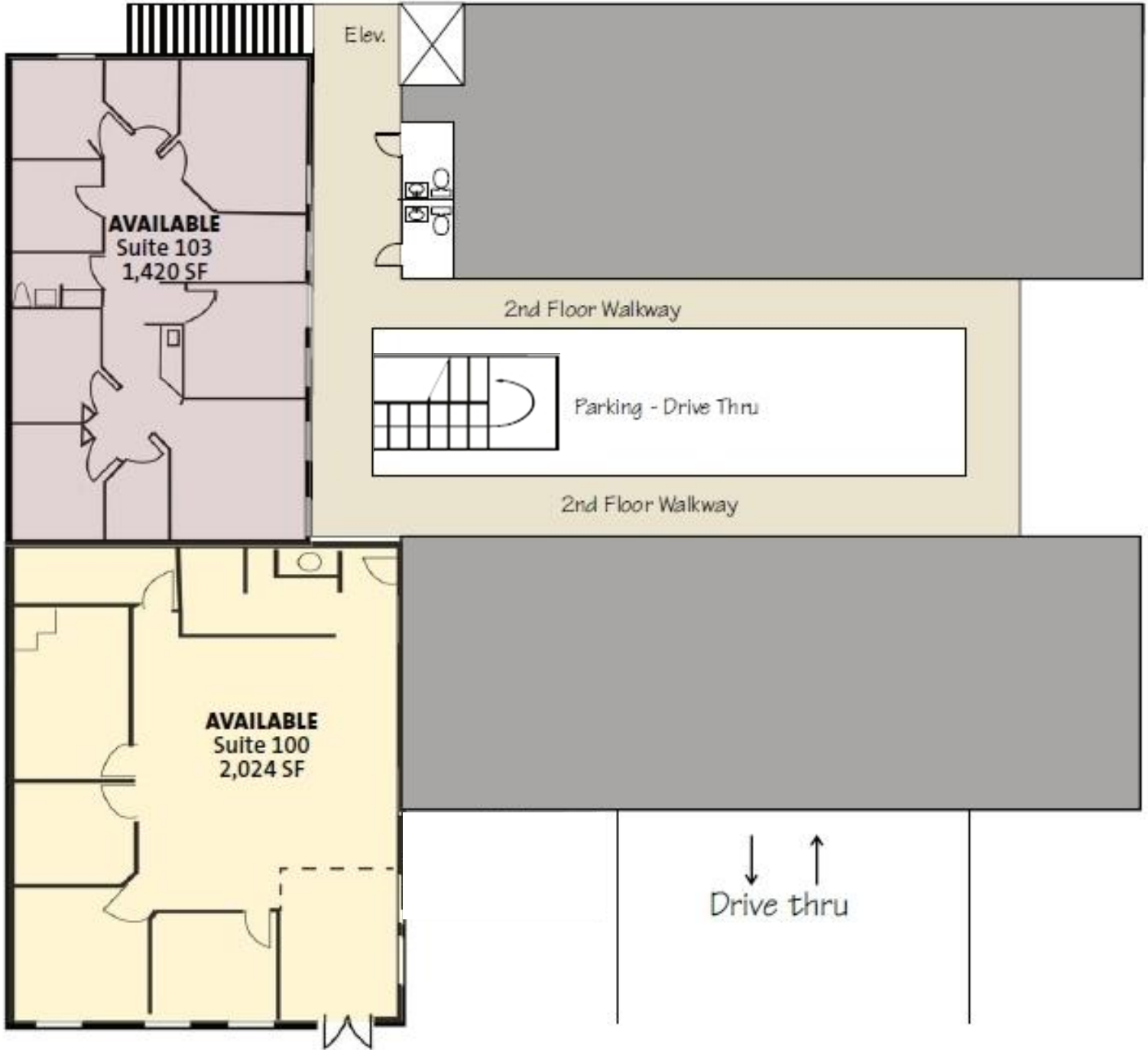
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Floor Plan – Ground Floor

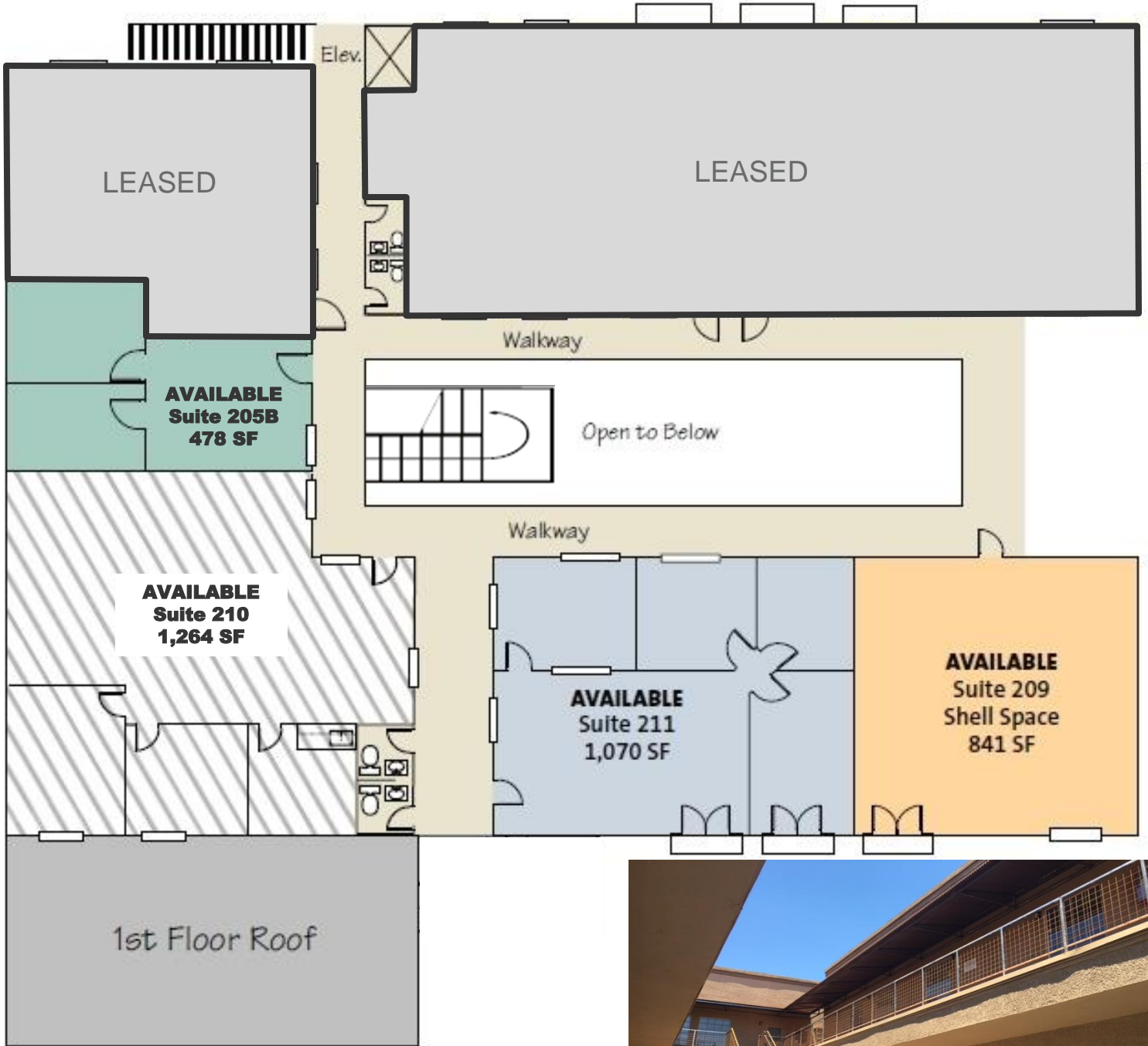
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Floor plan not to scale.

Floor Plan – Second Floor

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Location Map

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