



**1,300 SF Office/Flex Space**  
**Lease Rate: \$10.50 PSF NNN**

1,300 SF of nicely finished office/flex space with drive-in door. Convenient, central location just south of 144<sup>th</sup> Street and Industrial Road in Southwestern Plaza Business Park. Great parking ratio.

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**Availability**

Lease Rate	\$10.50 SF NNN
Total Available	1300 SF

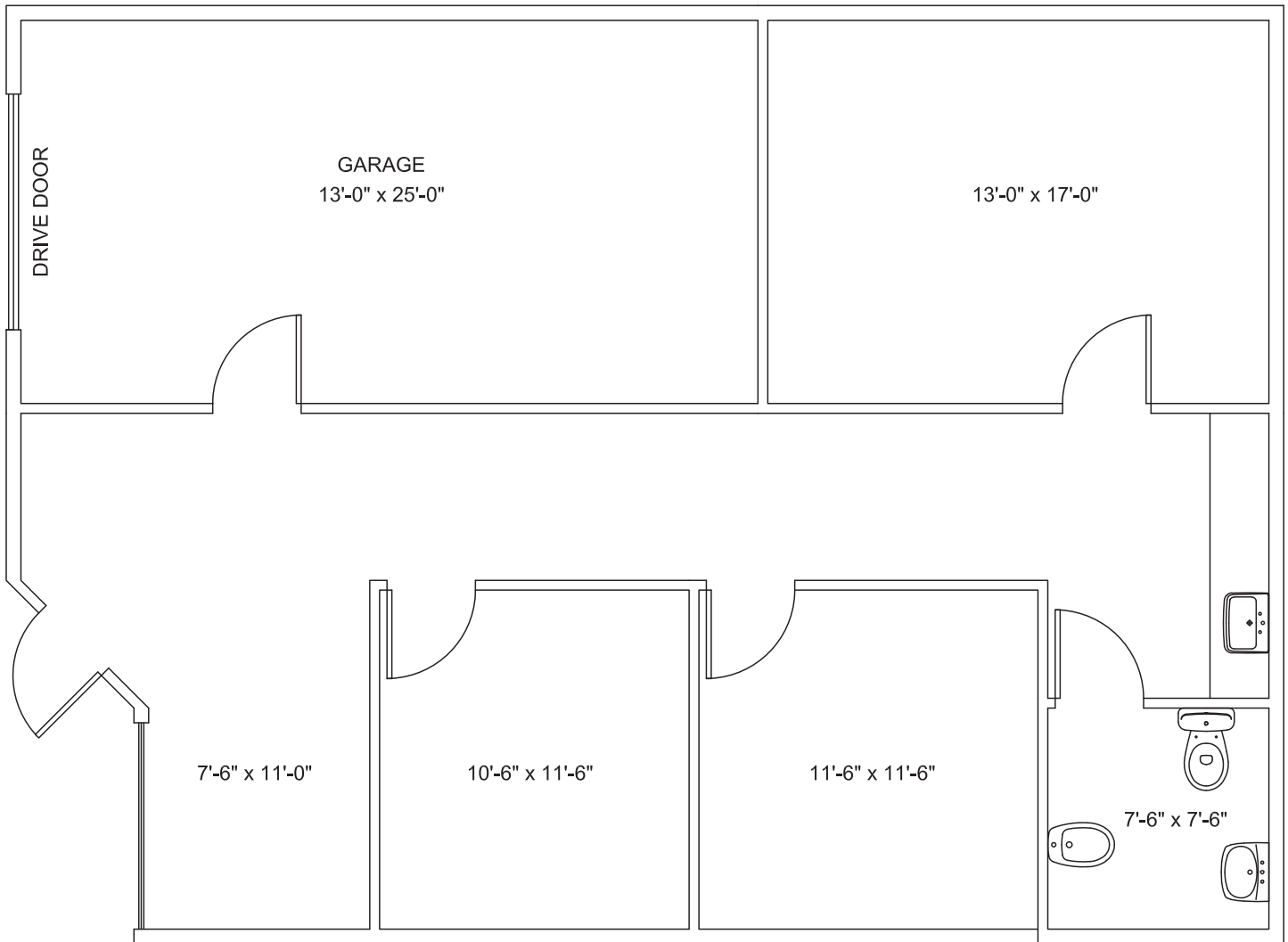
**Property Highlights**

Building Size	60,000 SF (20,000 SF each)
Year Built	1998
NNN Expenses	\$2.72 PSF
Total Site Area	1.92 AC
Zoning	GI
Clearance Height	15'
Heat	Forced Air
A/C	100% - Office
Drive-In Doors	Yes
Phase/Amp	3/100, 208 Volts

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
<b>14225 (Bldg 4)</b>			
Suite 15	1,300 - 1,300	\$10.50	Immediately

**14225 Dayton Circle (Bldg 4)**

Suite 15: 1,300 SF



\*\* Floor plan measurements are approximate and are for illustration purposes only.

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Property Aerial

