



## ALL OFFERS AND USERS CONSIDERED!\*

**29,680 SF Office Space**

**Lease Rate: ~~\$7.50~~ \$7.00 PSF NNN**

**Sale Price: ~~\$2,500,000~~ \$1,900,000**

Two-story office building available for sale or lease with exposure to I-680. Building has many area amenities and abundant parking. Joint listing with First Management Inc.

**\*Some user types will require special occupancy considerations, i.e. conditional or special use permits, or Property rezoning.**

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**Availability**

Lease Rate	\$7.00 SF NNN
Total Available	29,680 SF
Total Contiguous	14,840 SF
Sale Price	\$1,900,000
Total Vacant	100%

**Property Highlights**

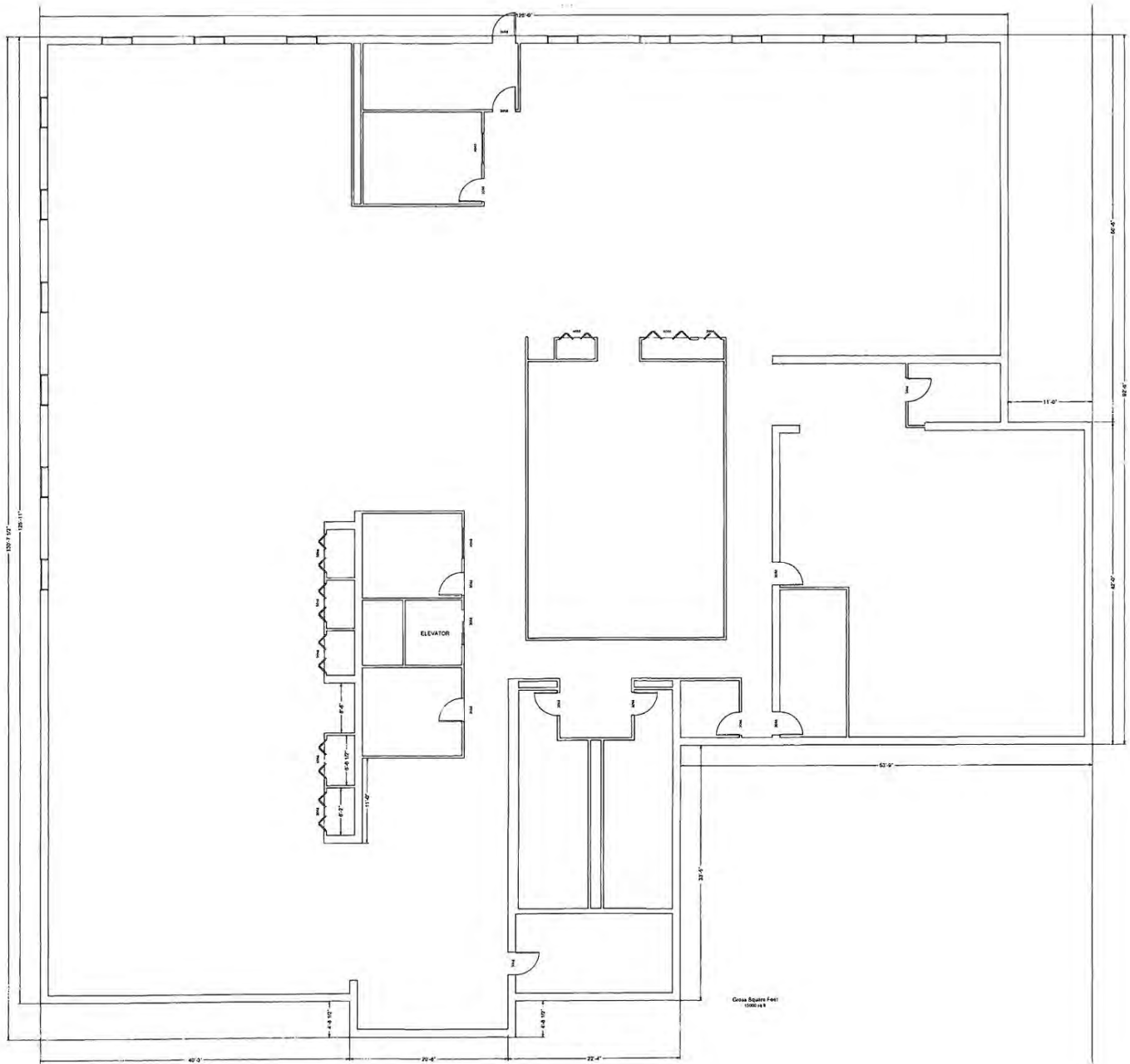
Building Size	29,680 SF
Year Built/Renovated	1977/1997
No. of Floors	2
Total Site Area	1.9 AC
Zoning	G1
Parking	6:1000 SF
Clearance Height	9' - 10'
Operating Expenses	\$0.62 Taxes \$0.20 Insurance \$1.50 CAM

Suite	Square Feet (min - max)	Price/SF NNN/FS	Date Available
100	14,840 - 14,840	\$7.00	Immediately
200	14,840 - 14,840	\$7.00	Immediately

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First Floor



**Second Floor**

