

# 102 New Edition Court



## Opportunity

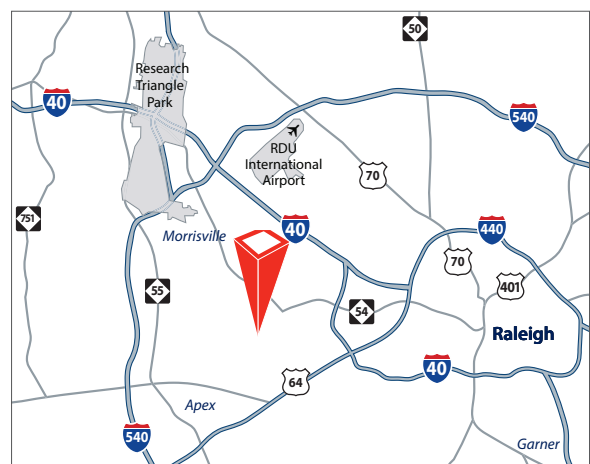
- Office condo space for lease
- 2,032 sf available
- New finishes
- Building signage available
- End unit with three sides of windows
- 5 spaces per 1,000 sf
- Excellent access to major transportation corridor

## Rate & Term

- \$15.00/sf, NNN
- \$2.41/sf, TICAM

## Location

- Off Kildaire Farm Road near the end of Commonwealth Court within the New Edition Exchange Office Complex



For more information, please contact:

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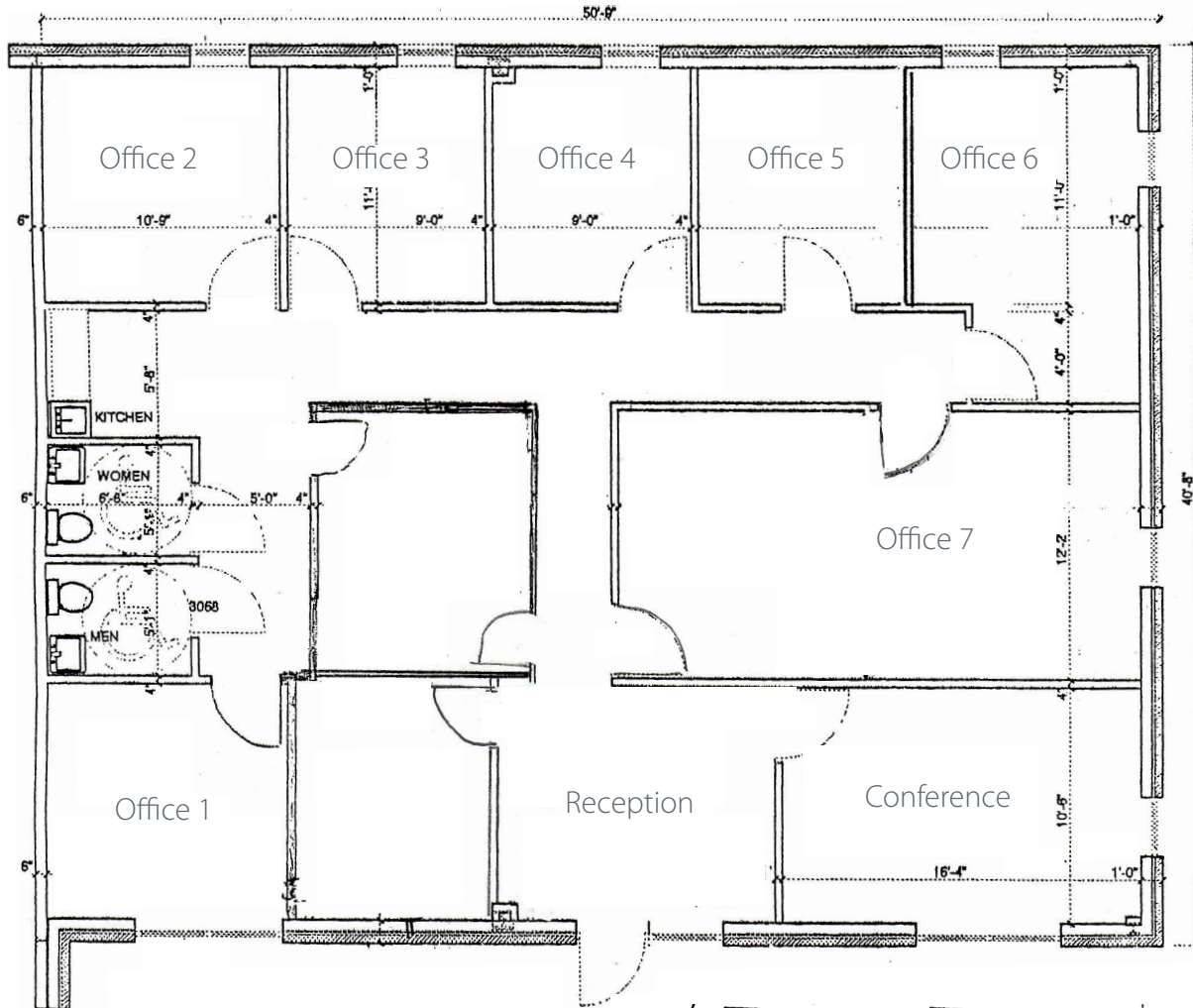


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# Floor Plan



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### Demographics

Esri 2019	1 Mile	3 Miles	5 Miles
Population	11,943	83,175	189,099
Households	5,365	34,425	75,995
Avg. Household Income	\$86,662	\$104,667	\$115,763

### Traffic Counts

CoStar 2018	Vehicles Per Day (VPD)
Kildaire Rd. & Kilmaybe Dr.	31,704
SW Maynard Rd. & Pond St.	21,784
Kilmayne Dr. & Iowa Ln.	2,247

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