





## PLEASE DO NOT DISTURB EXISTING TENANT



# THE OPPORTUNITY

+ AVAILABLE: 30-days' notice

+ ZONING: **HCDA** 

5,049 SF + SIZE (approx.):

+ BASE RENT: \$1.60 SF/MO + CAM: \$0.55 SF/MO

+ TERM:

Through September 30, 2023 (More term may be available with Redevelopment Clause)

+ PARKING: 6 stalls

# **FEATURES**

- Corner Location
- High Visibility
- Great Parking
- Note, there is no overhead roll up door available
- Retail showroom, plus warehouse storage
- Additional 4,389 SF warehouse with offices available in adjacent building



# **CONTACT US**

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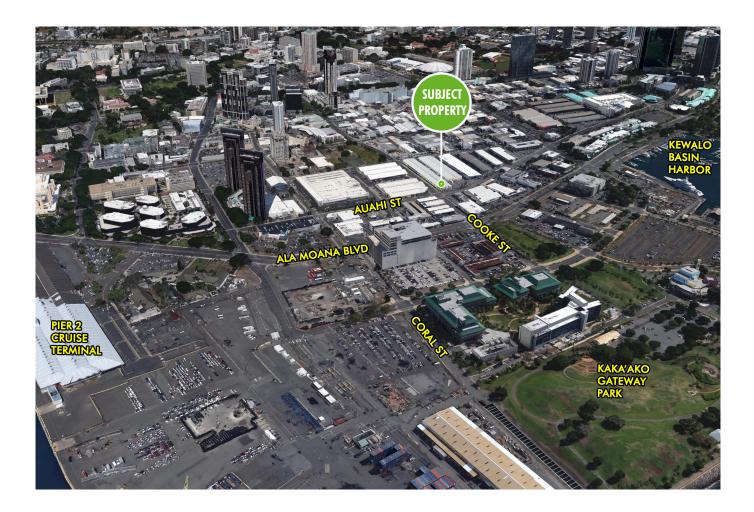
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# FOR LEASE 401 COOKE STREET





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