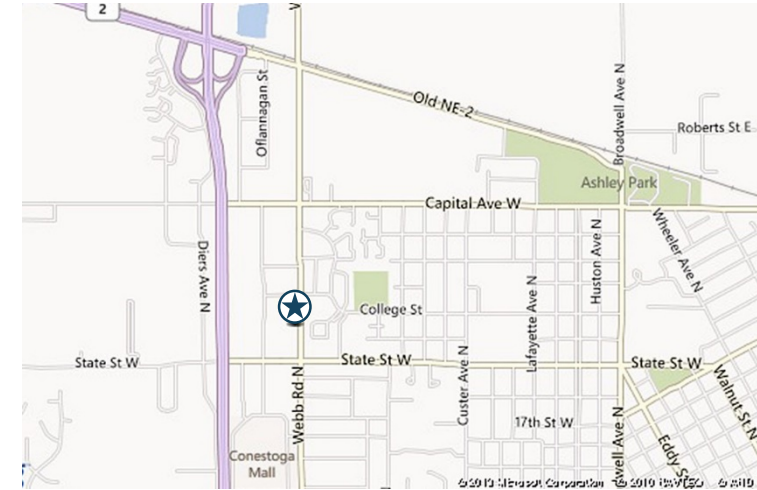


# OFFICE PROPERTY FOR LEASE

## PROPERTY HIGHLIGHTS

- Fitness Center with Showers
- Onsite Storage
- Conference Center with Full Kitchen
- Onsite Banking
- Ample Parking
- Upgraded Lobby
- Street Signage Available
- Building Signage Available

Northwest Grand Island office space with several small to large spaces available. In the heart of Grand Island's robust retail area including shopping and restaurants. Ten minutes from the GI Regional Airport.



## LEASING INFORMATION

Total Space Available:	15,459 SF
Rental Rate:	\$7-\$12.50/SF/Year
Min. Divisible	197 SF
Max Contiguous:	4,500 SF
Date Available:	Immediately
Lease Term (Basement):	12months Lease
Term (All Others):	60months Lease
Type:	FullService
Rental Rate (Basement):	\$7/SF/Year
Rental Rate (All Others):	\$12.50/SF/Year

Property Type:	Office Property
Sub-Type:	Office Building
Zoning Description:	Office
Building Size:	34,951 SF
Building Class:	B
Year Built:	1980
Space Type:	Office Building Additional Space
Type (Basement):	Special Purpose (Other)
Additional Space	
Type (All Others):	Medical Office/ Institutional/Government