



Professional Office Space for Lease

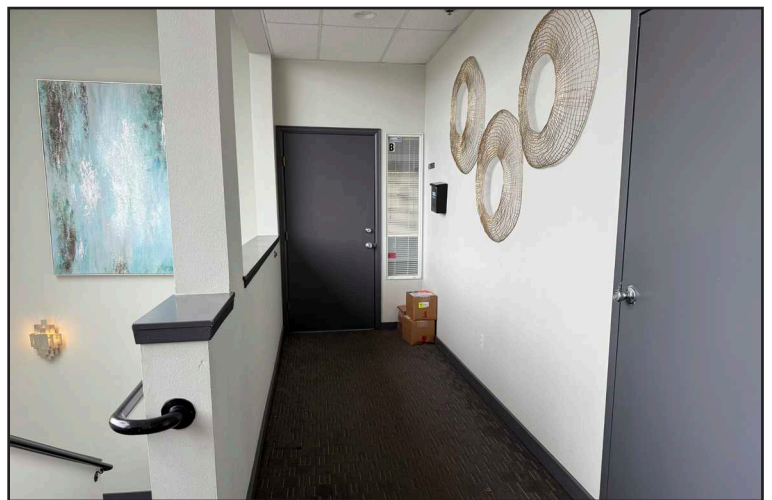
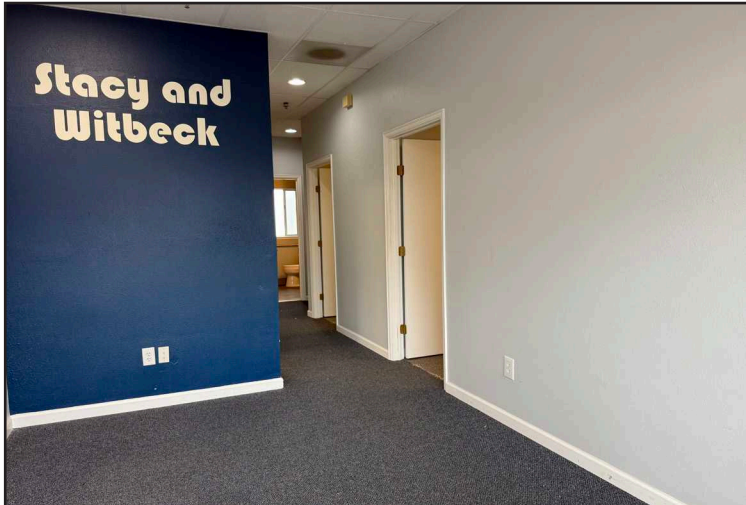
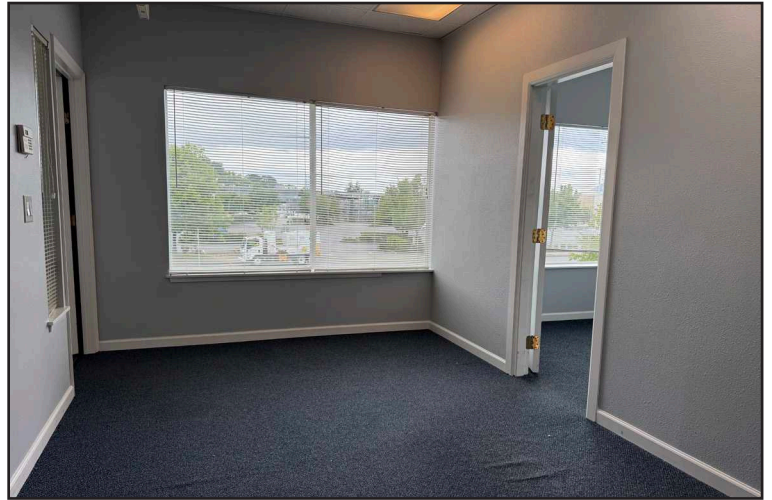
First and second floor office space available now in this beautifully maintained professional office building conveniently located in a high-traffic location at 100th St. and Lakewood Dr. across from Lowe's. The building features an attractive shared common area entrance, 24-hour access, climate control system, fire alarm, and fire sprinkler system. Suite 101 is 1,300sf and has an open workspace, one private office, break room, restroom and staff and client entrances. There is ample parking and excellent signage exposure on the monument sign and on the building facade. Suite 201 is a 1,300sf office with four generous private offices, a conference room or potentially two additional offices, and a restroom.

Property Information

- Prime location at busy intersection
- +/-5 minutes from the I-5 and SR512 interchange
- High visibility location
- Spaces available on first and second floors
- Elevator in building
- Suite 101: 1,300sf
- Suite 201: 1,300sf
- Lease Rate: \$21.75/sf/yr plus NNN
- NNN Estimate: \$4.15/sf/yr
- Utilities included in NNN

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.





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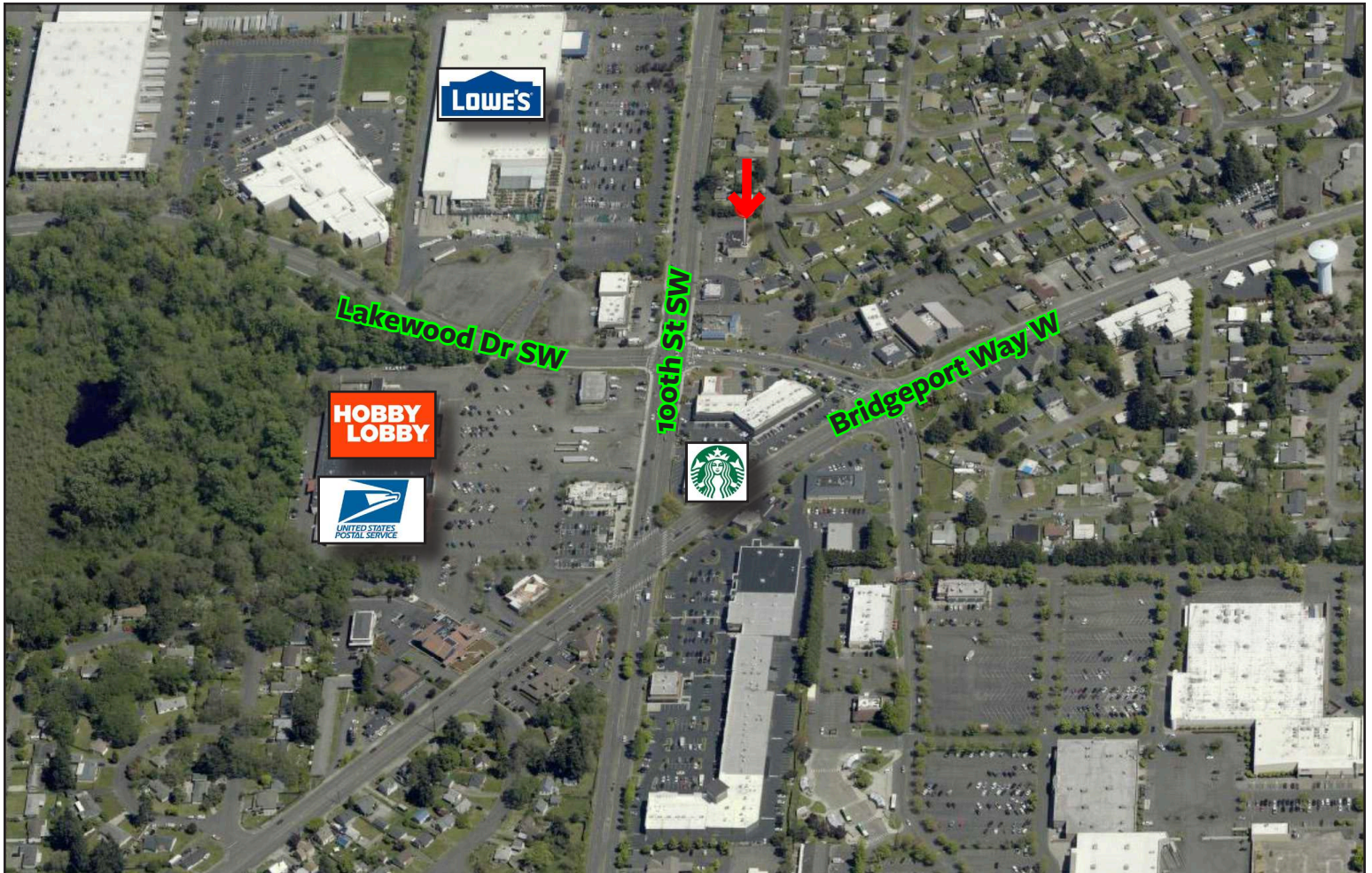
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EXTERIOR PHOTOS



AERIAL VIEW



Timothy Johnson

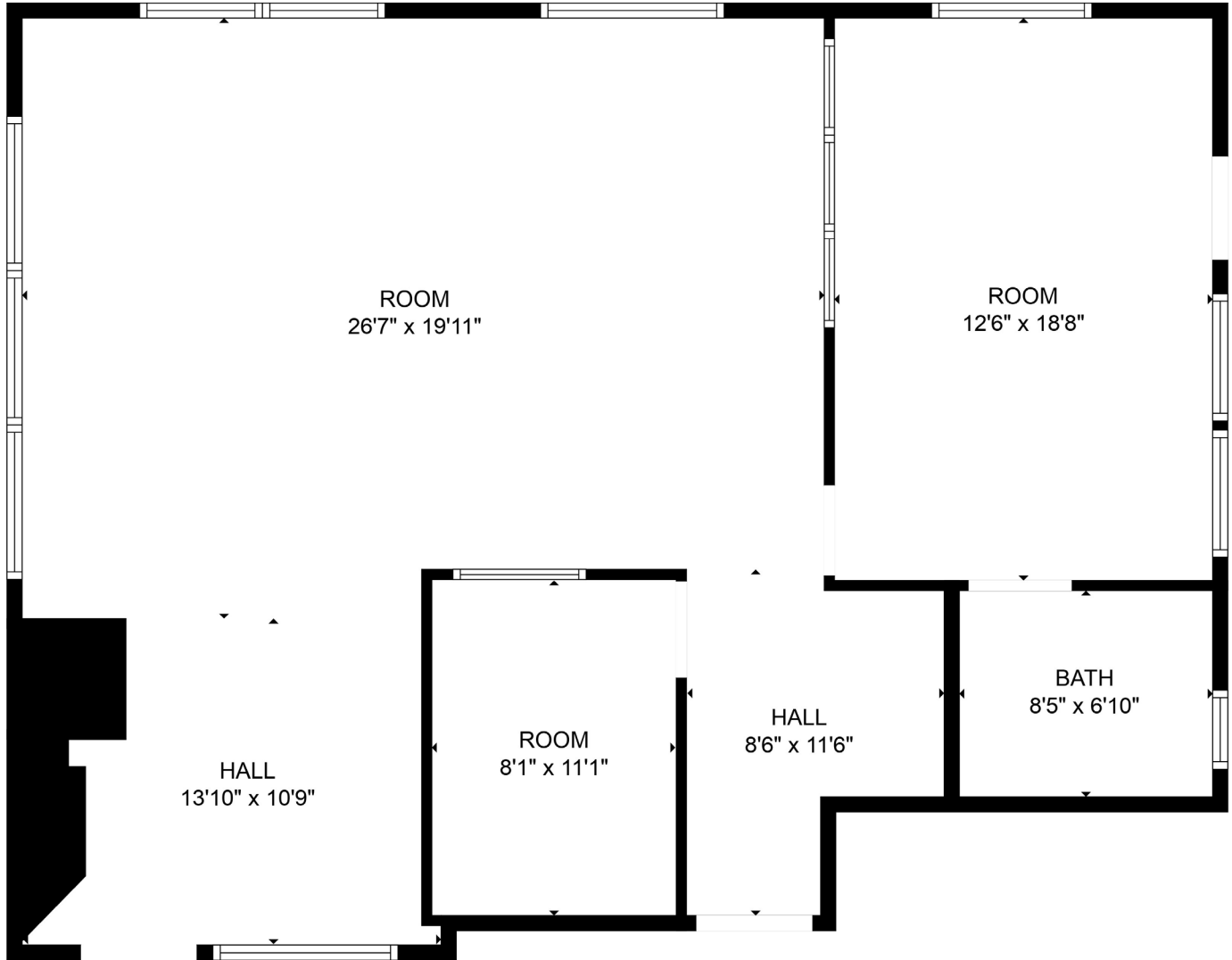
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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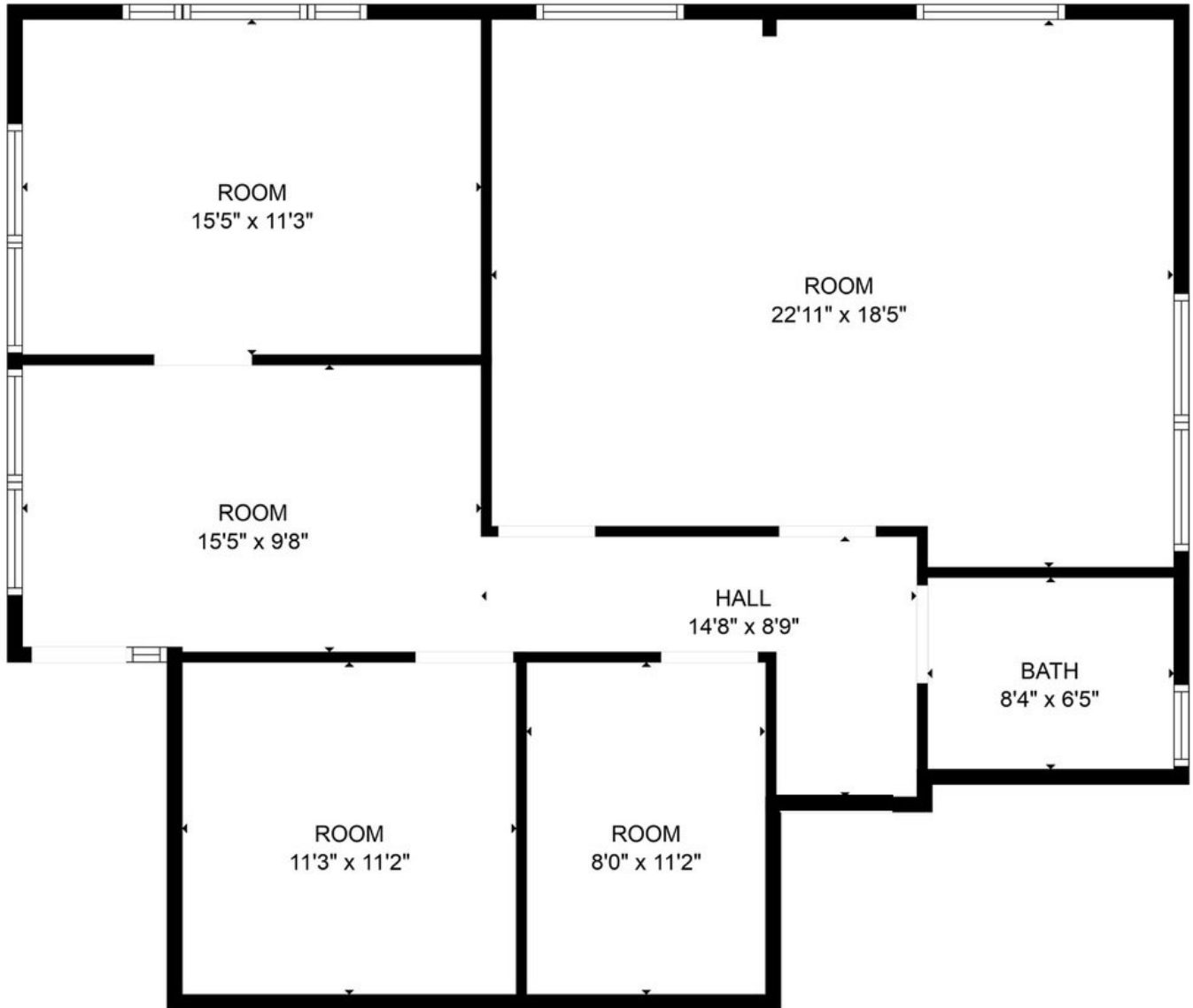
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FLOOR PLAN - Suite 201



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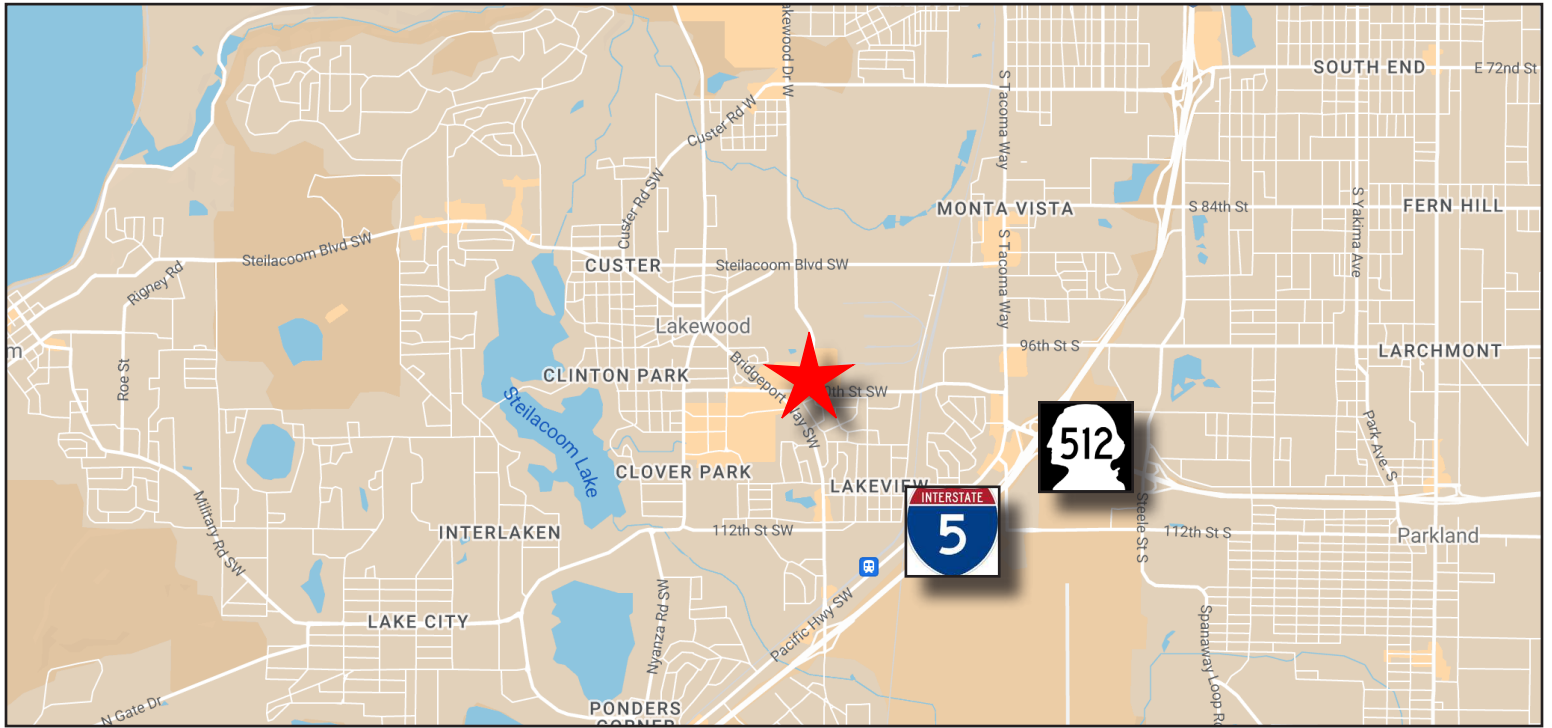
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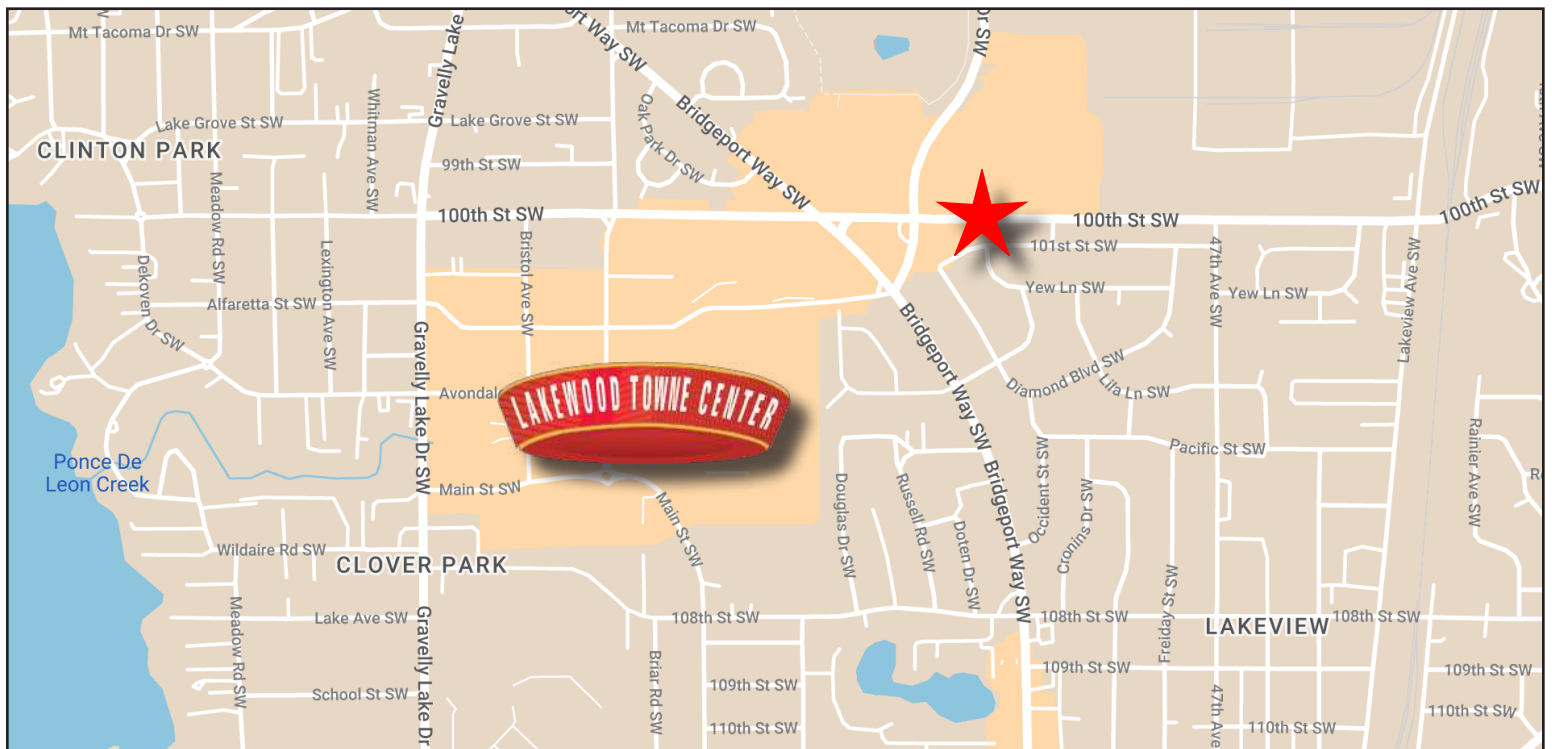
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AREA MAP



NEIGHBORHOOD MAP



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