



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	20,076 SF
Available SF:	
Lot Size:	0.62 Acres
Number of Units:	4
Year Built:	1970
Renovated:	2022
Zoning:	BCOM

PROPERTY OVERVIEW

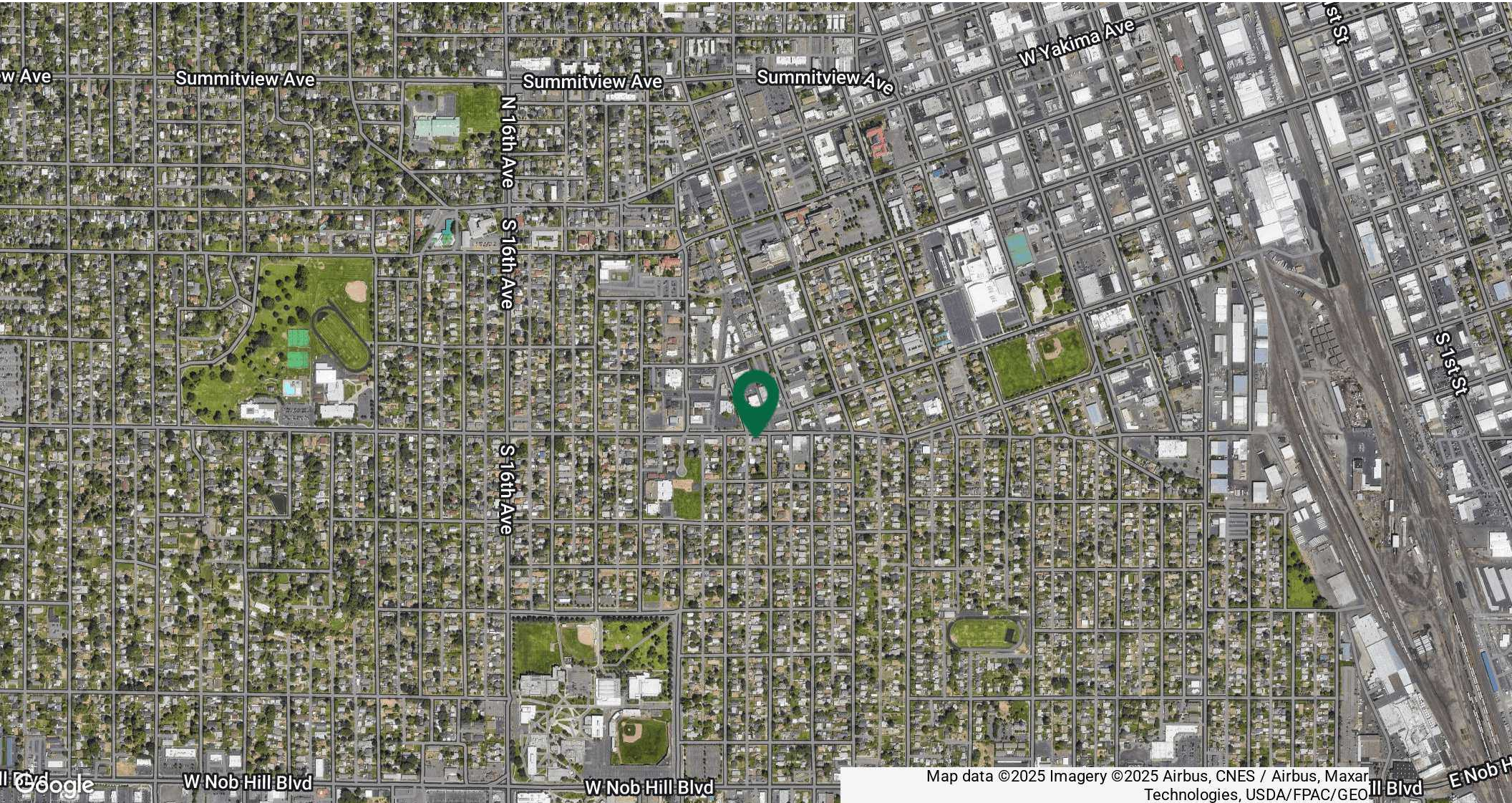
Approximately 1,819SF of office space available on the upper level of this building. Previously occupied by a state agency, this space has 5 private offices, large conference room, one dedicated restroom and one common area restroom and ample amount of storage space. Space is served by an elevator and stairs and Landlord is motivated to lease this space. Landlord is willing to allow for Tenant Improvements with a longer-term lease.

PROPERTY HIGHLIGHTS

- Motivated Landlord
- TI dollars available

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Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GE

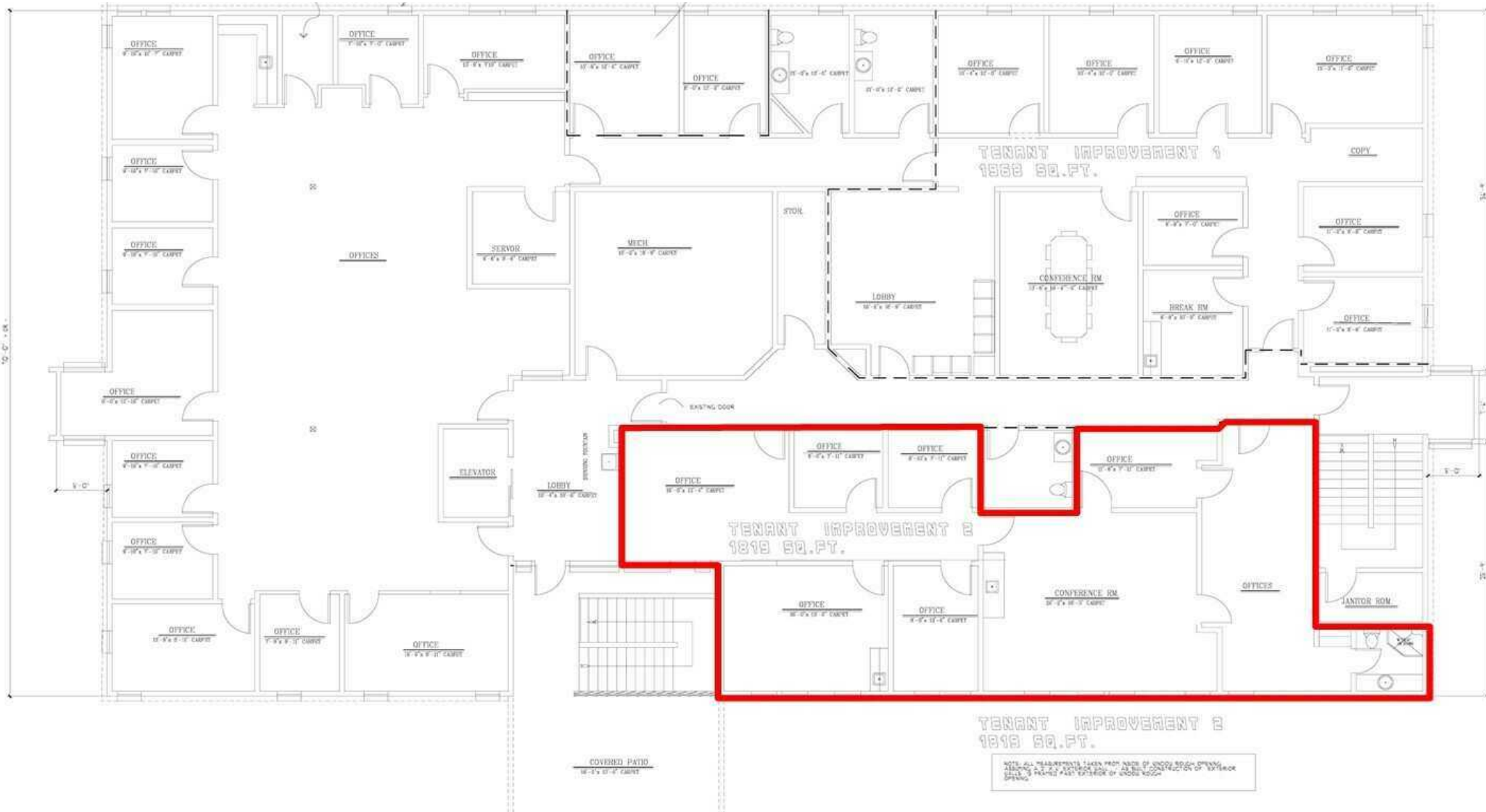
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	21,013	117,795	150,333
Average Age	31.8	34.6	36.0
Average Age (Male)	32.1	34.6	35.6
Average Age (Female)	31.2	34.8	36.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,571	45,465	57,707
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$56,014	\$65,371	\$69,066
Average House Value	\$132,149	\$171,228	\$189,601

2020 American Community Survey (ACS)

