



PROPERTY HIGHLIGHTS

Located at the intersection of Charleston and Rainbow, Weston Place is a single story garden style office complex with a charming secure courtyard and convenient parking. The complex features plenty of shade, garden areas, gazebos, and Koi ponds. The surrounding area features plenty of shopping, restaurants, fast food and other services in the immediate vicinity. Traffic counts for Charleston Boulevard are at $\pm 33,000$ CPD.

- Secure courtyard
- Charleston Boulevard exposure
- Covered parking available
- Shade, koi ponds and gazebos
- On-site management



DEMOGRAPHICS

	2020	1 MILE	3 MILE	5 MILE
POPULATION				
Estimated Population		20,720	195,165	486,244
Estimated Households		7,052	71,385	188,699
INCOME				
Est. Median HH Income	\$43,000	\$47,454	\$50,873	
Est. Average HH Income	\$65,213	\$66,717	\$73,960	

Source: STDB

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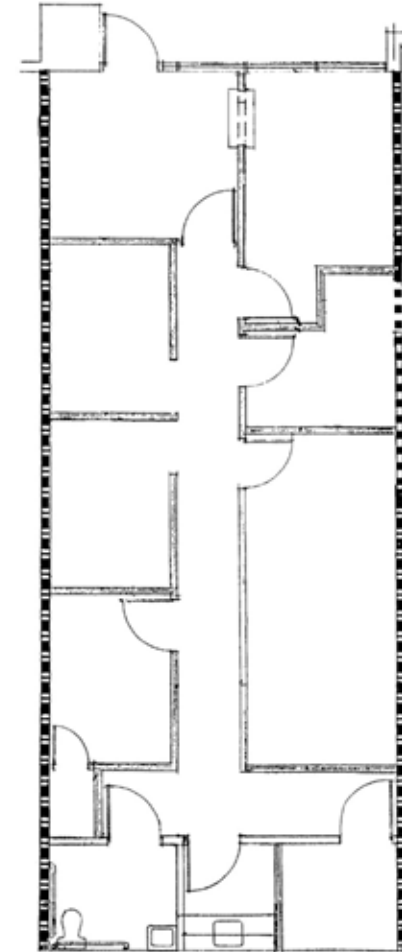
Exclusively listed by Sun Commercial Real Estate, Inc.

6600 W. Charleston Boulevard | Suite 136

±1,161 Rentable Square Feet



This very efficient suite features a waiting area with a reception window, four treatment rooms, a conference room, a break room, a restroom, and storage. Tile hallways and laminated wood flooring throughout. This space has street frontage and building facade signage opportunity.



*Not to Scale

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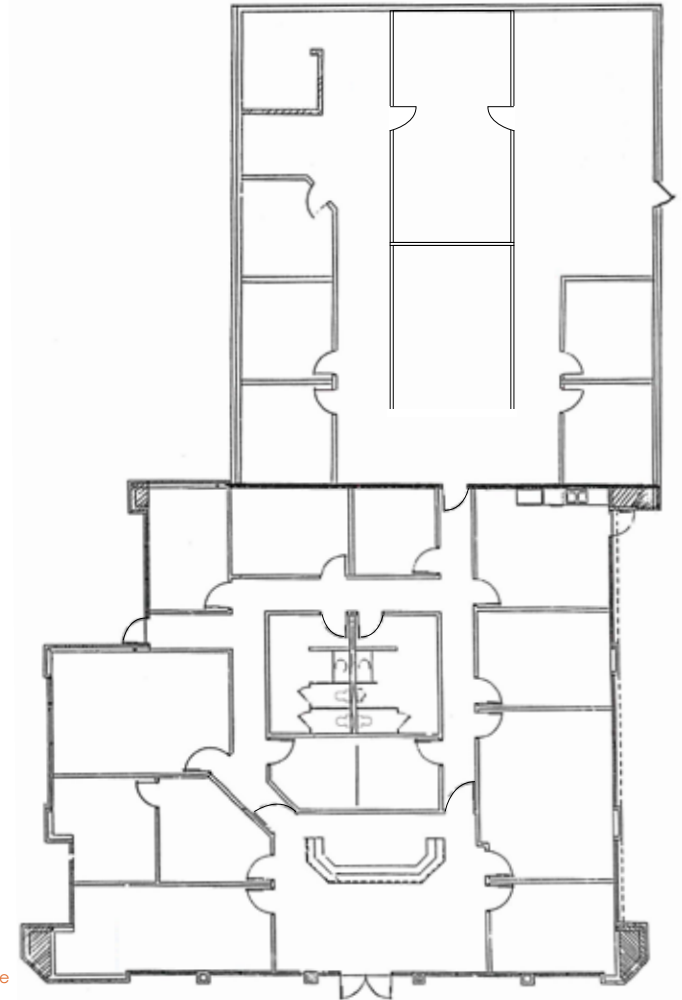
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6600 W. Charleston Boulevard | Suite 140

±6,727 Rentable Square Feet



This elegant suite features a large reception with a large granite counter, waiting area, 2 large conference rooms, 12 offices (most with windows), an assembly room, a large break room, IT room with server rack, copy room, two marble covered multi-stall restrooms, and four separate entrances.



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