

SUMMARY
LOCATION MAP
1ST FLOOR PLAN
2ND FLOOR PLAN

FOR LEASE

PROPERTY SUMMARY

Montrose Square is a professional office building consisting of approximately 6,000 square feet of fully improved space suitable for various uses. Available spaces consist of a 1,560 SF space (400 SF on 1st floor and 1,160 SF on the second floor). Access and visibility from Highway 98 is excellent, with prominent signage available. The parking lot consists of 31 spaces.

BASE RENTAL

- Suite E: 1,560 ± SF: \$10.00 PSF

CAM, TAXES, & INSURANCE

- \$3.50 PSF

UTILITIES

- Tenant Responsibility

PROPERTY FEATURES

- Lot Size: 0.85 ± AC
- Building Size: 6,000 ± SF
- Parking Spaces: 31
- Year Built: 1995
- Year Renovated: 2011

2020 DEMOGRAPHICS

	3 MI	5 MI	10 MI
Population	14,520	47,544	96,125
Avg. HH Income	\$93,932	\$86,875	\$82,838

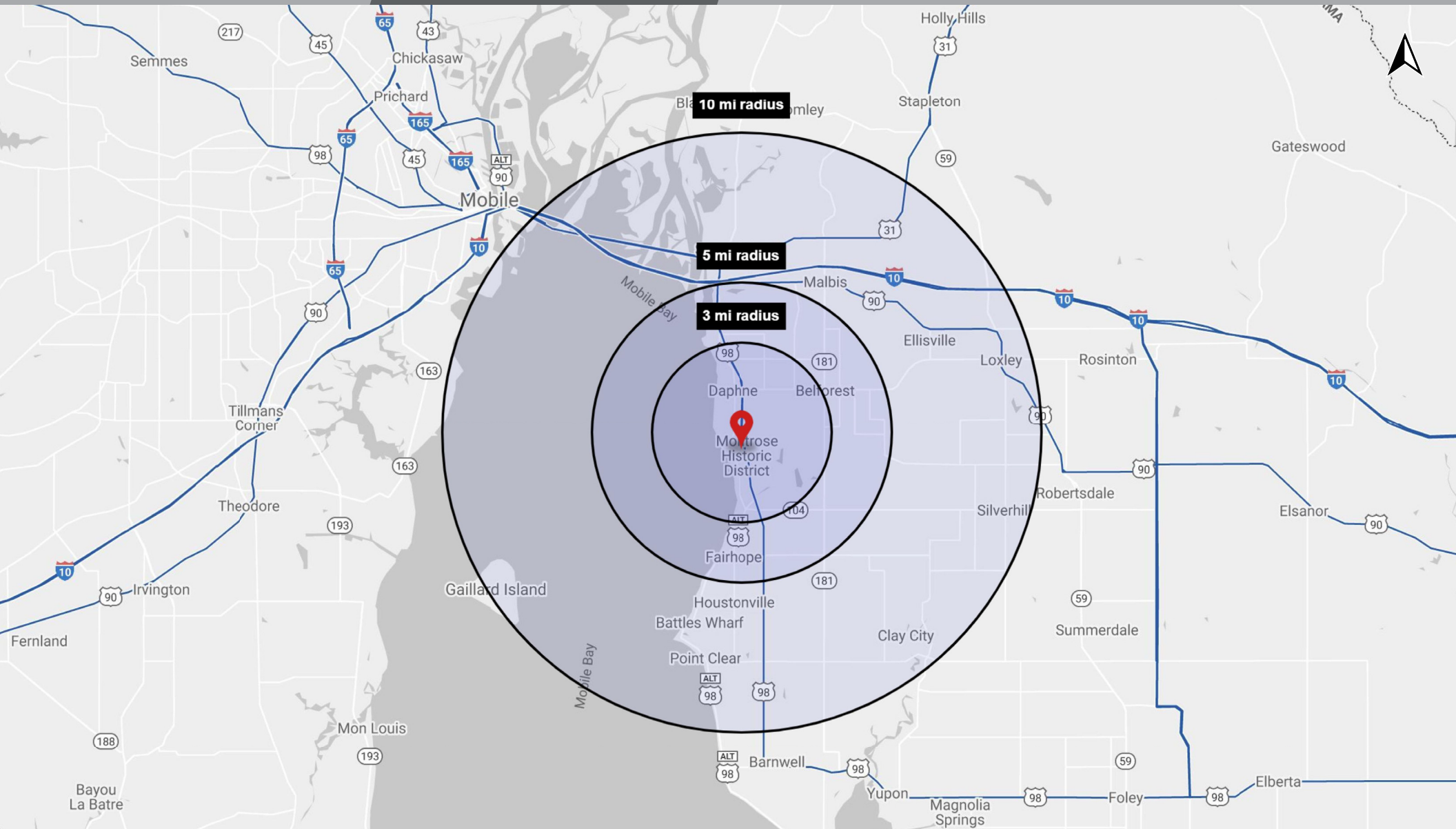


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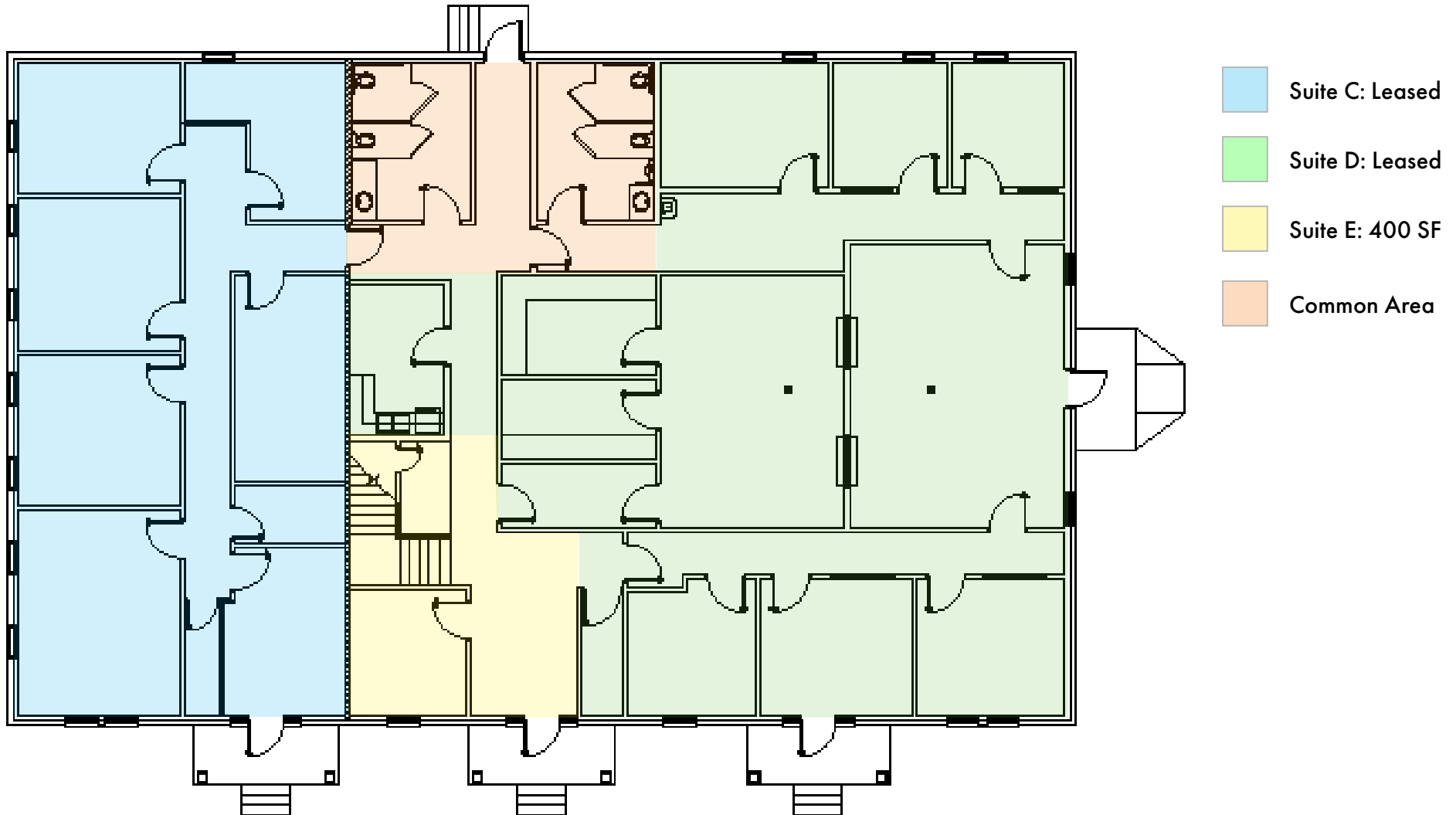
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Suite E: 1,160 SF