

# OFFICE & WAREHOUSE SPACES FOR LEASE



## PROPERTY DESCRIPTION

The property has multiple first and second floor office suites. Floor plans are efficient and space is ready for occupancy with some minor cosmetic work (Landlord will provide). Warehouse space with grade level drive-in doors.

## PROPERTY HIGHLIGHTS

- Great parking
- Road signage available
- Very good natural light
- Very affordable

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,327	20,962	51,477
Total Population	7,107	50,907	129,126
Average HH Income	\$44,019	\$52,858	\$53,042

## OFFERING SUMMARY

Lease Rate:	\$12.00 - 17.00 SF/yr (MG)
Available SF:	1,100 - 3,750 SF
Lot Size:	4 Acres
Building Size:	53,650 SF

SPACES	TYPE	LEASE RATE	SPACE SIZE
Suite P	Office	\$12.00 SF/yr	1,900 SF
Unit 201	Office	\$17.00 SF/yr	3,000 SF
Unit 204	Office	\$17.00 SF/yr	1,275 SF
Suite L	Warehouse	\$12.75 SF/yr	1,100 SF
Suite F	Warehouse	\$12.00 SF/yr	3,750 SF

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PARROTT PLAZA  
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