

## 1st Floor Turnkey Retail/Office Condo

### FOR SALE OR LEASE PROPERTY SPECIFICATIONS

<b>Year Built:</b>	2007
<b>Building Size:</b>	15,818 SF
<b>Available Space:</b>	4,579 SF
<b>Land Size:</b>	.866 Acres
<b>HVAC System:</b>	Gas forced air
<b>Electric:</b>	200 Amp
<b>Sprinklered:</b>	Yes
<b>Ceiling Height:</b>	Open
<b>Washrooms:</b>	2
<b>Parking:</b>	Per Code with Cross Parking
<b>Possession:</b>	Immediate
<b>Zoning:</b>	B-2 PUD
<b>Net Charges:</b>	\$8.88 PSF (2019)
<b>Lease Term:</b>	3 Year Minimum
<b>Lease Rate:</b>	<b>\$16.00/PSF, NNN</b>
<b>Sale Price:</b>	<b>\$180.00/PSF</b>



### PROPERTY OVERVIEW

#### Contemporary Mixed Use Condo Unit For Sale or Lease

- Former Simply Luxe Bridal Salon - space features open painted ceilings, polished concrete floors, two bathrooms, storage room and outside fenced patio. Suitable for retail, office or restaurant.
- Upscale 3-story, 15,818 SF building with loft feel. Site features dramatic gateway entrance, event lawn and valet drop area
- The Esplanade is adjacent to Algonquin Commons, anchored by Trader Joe's, Nordstrom Rack, Old Navy, Dick's and Pottery Barn.
- Join Village Vitner Restaurant, Realty Executives and Hobby Lobby, plus 300 luxury apartments.
- Minutes from I-90

#### Presented By:

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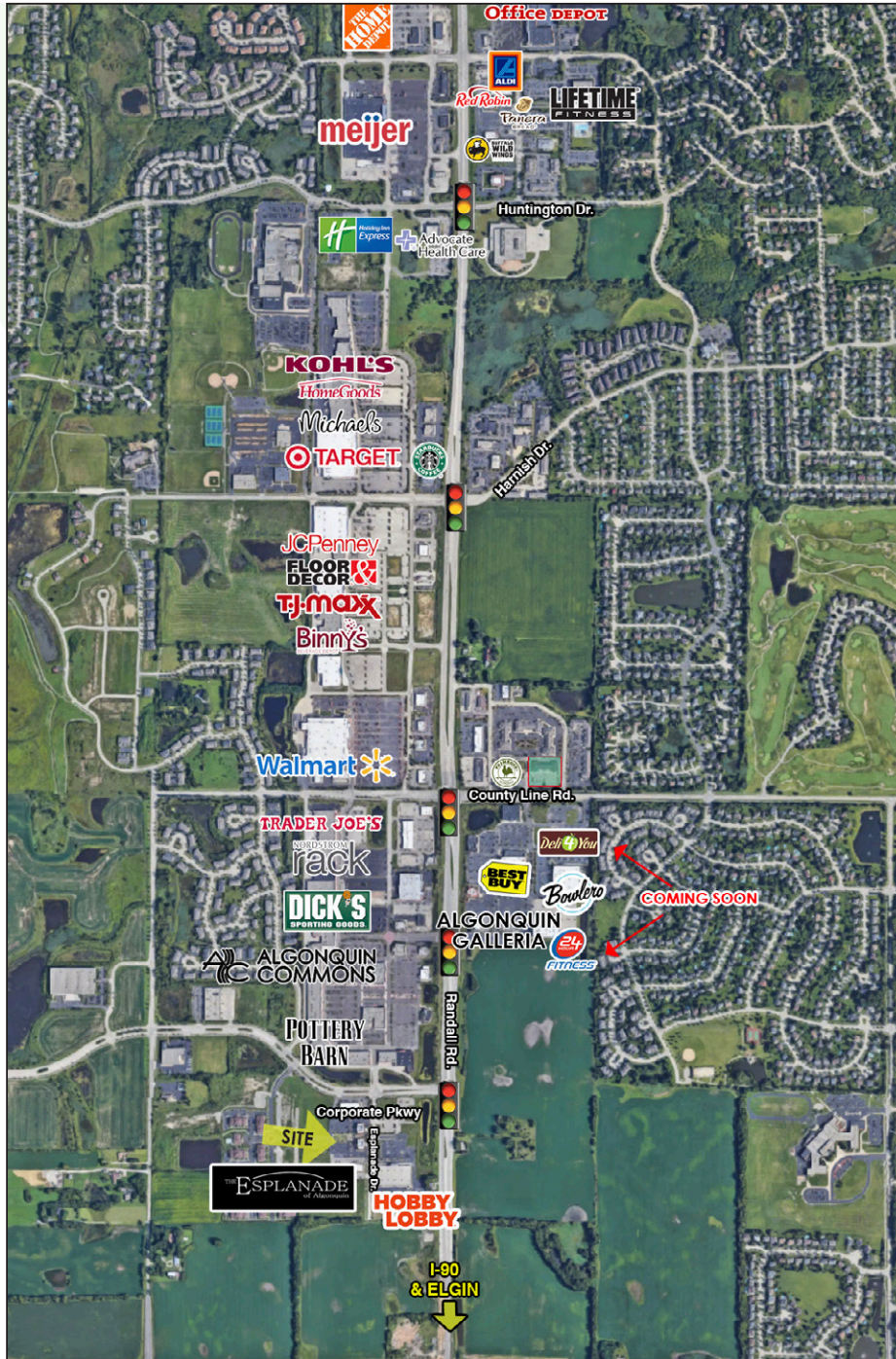
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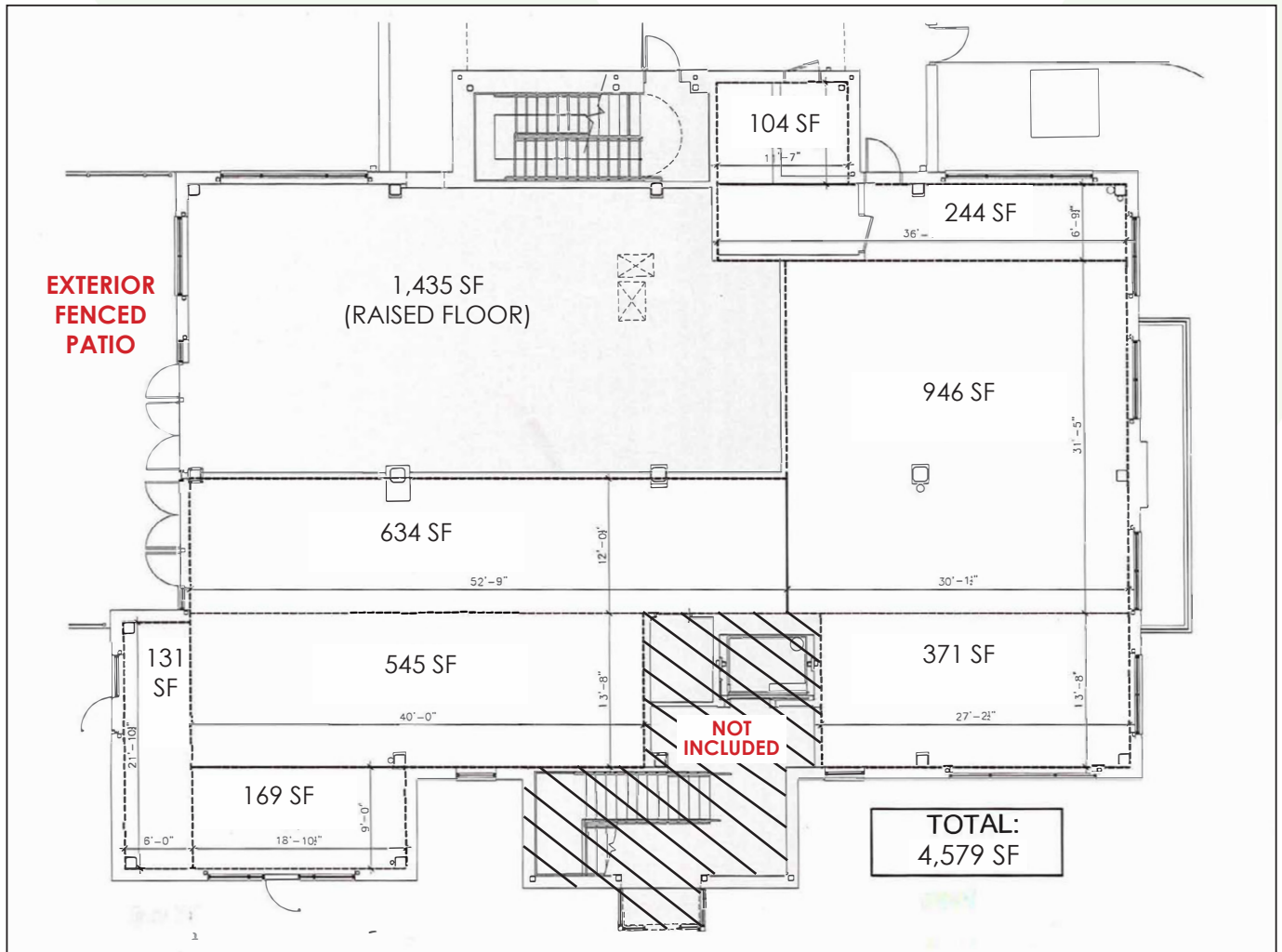
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## 1st Floor - 2390 Esplanade Dr. Suite 110

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