



### Property Description

Located in the heart of the Douglas Design District, this creative office space offers premium signage opportunities along Douglas Avenue, quick access to dozens of popular dining/entertainment options in the urban core, and quick access to Kellogg & I-135.

### Property Highlights

- Full modern kitchen in mostly-open layout for optimal creative working environment
- Warehouse/Storage area in back of building with potential for an overhead door
- Ample Parking
- Potential for signage on two sides of the building for optimal branding
- Built-in work stations

### Offering Summary

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$18.00 SF/yr (MG) |
| Available SF:  | 1,680 SF           |
| Lot Size:      | 3,362 SF           |
| Building Size: | 1,680 SF           |

| Demographics      | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Total Households  | 4,067    | 44,308   | 92,520   |
| Total Population  | 9,378    | 108,131  | 222,392  |
| Average HH Income | \$55,024 | \$56,394 | \$63,142 |

**Adam Clements, CCIM**

Vice President

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ESTABLISHED 1941

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# Interior Photos

OFFICE BUILDING FOR LEASE

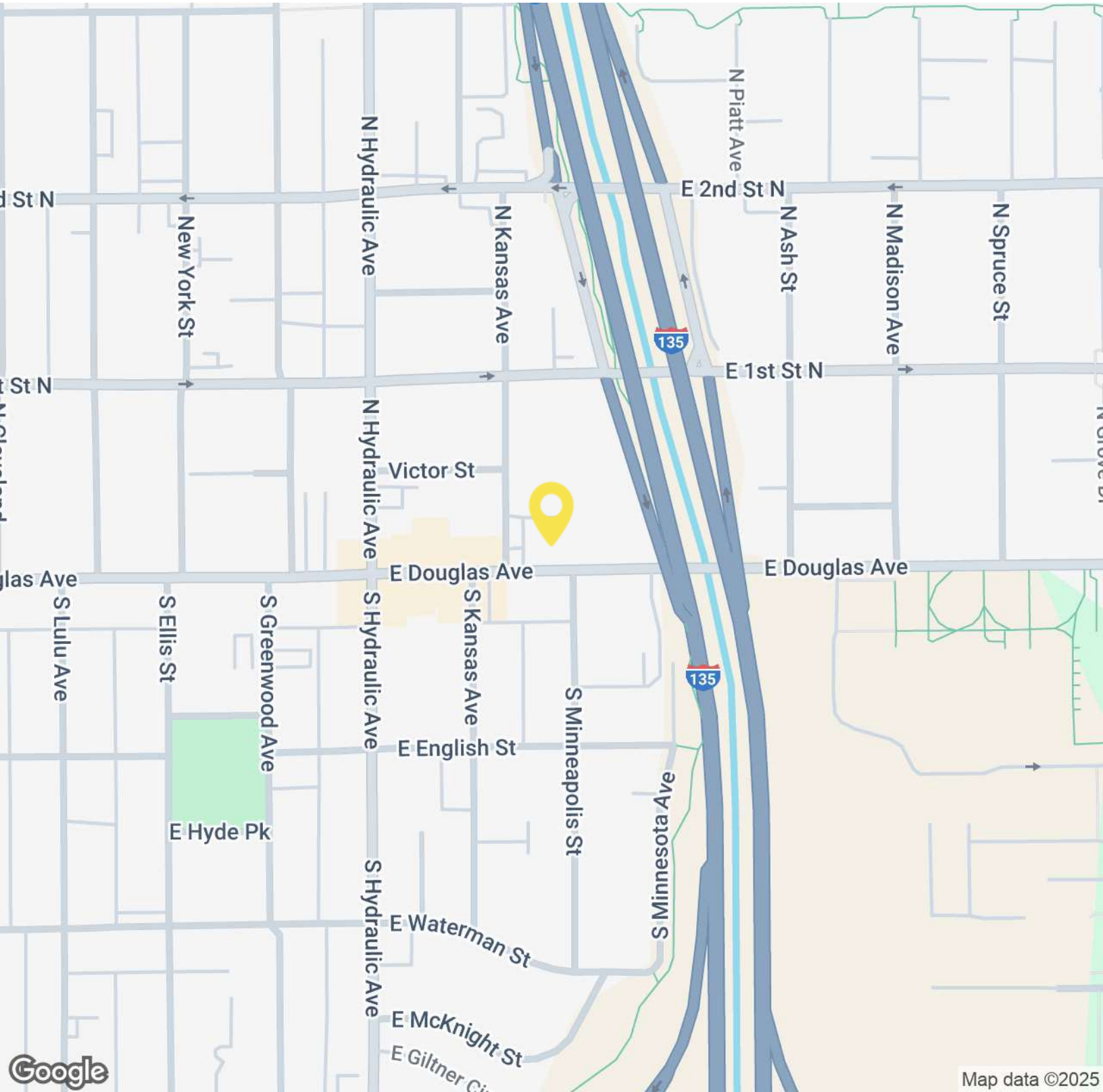


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# Location Map

OFFICE BUILDING FOR LEASE



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# Urban Core Area Users

OFFICE BUILDING FOR LEASE

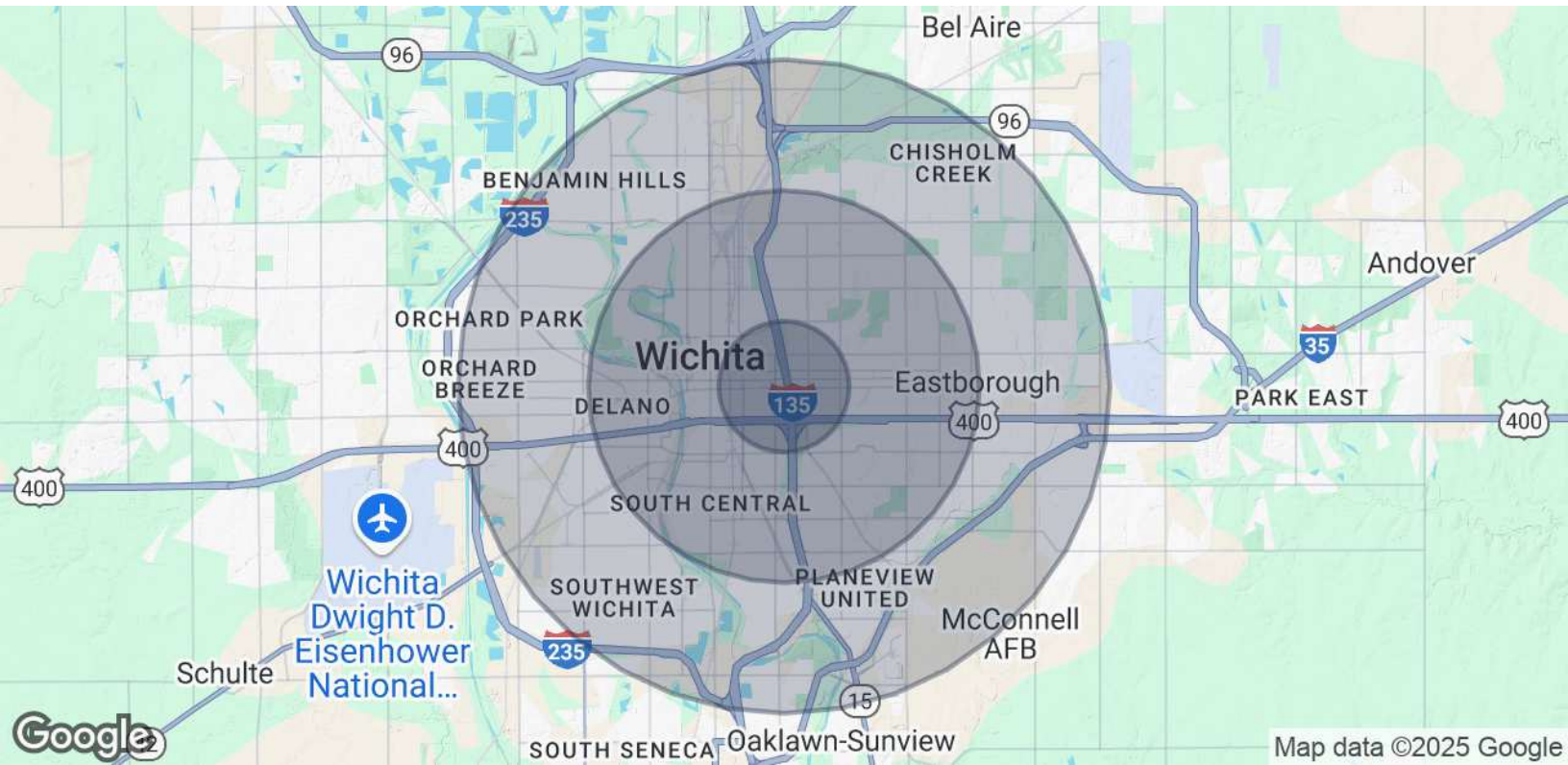


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# Demographics Map & Report

OFFICE BUILDING FOR LEASE



| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 9,378  | 108,131 | 222,392 |
| Average Age          | 36     | 37      | 38      |
| Average Age (Male)   | 36     | 36      | 37      |
| Average Age (Female) | 36     | 38      | 39      |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,067     | 44,308    | 92,520    |
| # of Persons per HH | 2.3       | 2.4       | 2.4       |
| Average HH Income   | \$55,024  | \$56,394  | \$63,142  |
| Average House Value | \$142,869 | \$138,623 | \$164,168 |

Demographics data derived from AlphaMap

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WAREHOUSE/STORAGE  
WITH ROOM  
INCLUDING A SINK

CREATIVE OPEN  
CONCEPT WORK  
SPACE