



301 13th Street 13&3, LLC

Main Floor	75 x 150 = 11,250 sq. ft.	Parking	25 places on site Additional parking on street and in parking lots between 2 nd and 3 rd Avenues
Floor	Solid poured concrete		
Columns	25 ft on center		
HVAC	installed		
Lighting	installed	Access	Corner of 13 th Street and 3 rd Avenue Loading dock enclosed 4 entrance doors
Electrical	installed		
Plumbing	2 large handicapped accessible bathrooms Access other locations for water/sewer	Traffic	18,500 cars per day on 13 th Street, 22,810 cars per day on Veterans Parkway, and 25,510 cars per day on 2 nd Ave



301 13TH STREET

The building is located at NE corner of 13th Street and 3rd Avenue.

Four floors: each floor is 75 by 150 totaling 11,250 sq. ft. The total square footage is 45,000 sq. ft.

The building is divided on each floor by a wall with connecting double doors so that on North you have 3,750 sq. ft. and on South 7,500 sq. ft.

The floors are poured concrete. The second floor has an area 25 by 75 (1875) that was filled with concrete on metal to cover an old escalator area. It can be removed to have open area to second floor (atrium).

The building has exterior concrete block walls faced with brick.

The concrete support columns are 25 feet on center.

The building has HVAC with thermostats and bathrooms on each floor.

The building has two elevators. It has a freight elevator on west side with loading dock. The loading elevator opens on both outside and inside. A second passenger elevator is located on east side.

There are two enclosed stairwells. There is a covered loading dock that opens onto 3rd Avenue.

The building has a parking lot with 25 parking spaces and off-street parking grandfathered to building on City right-of-way.

The roof has just been repaired and reworked to last 7 to 10 years.

301 13th Street

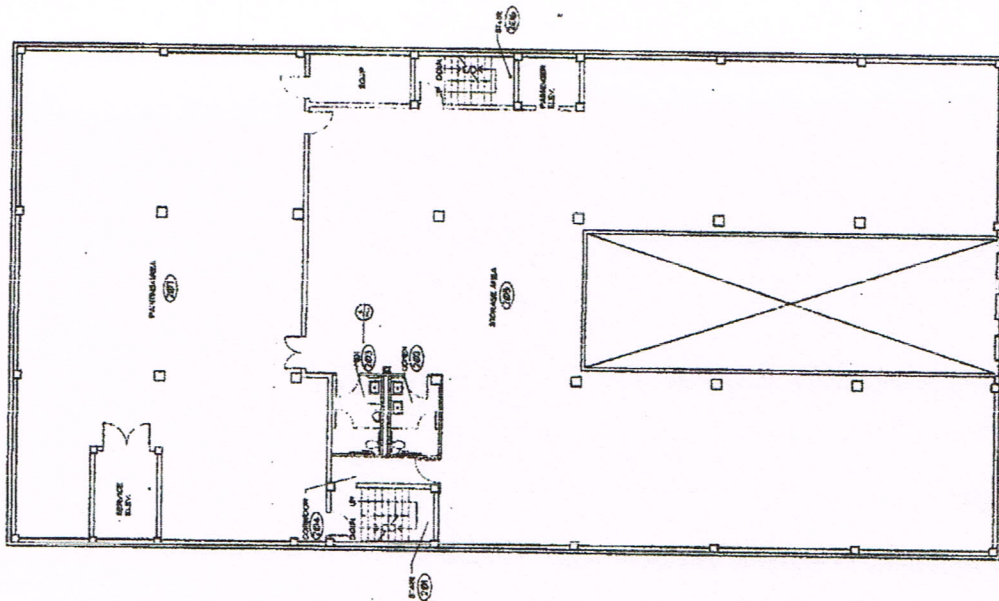
13&3, LLC

Flexible rent based on tenant improvement cost

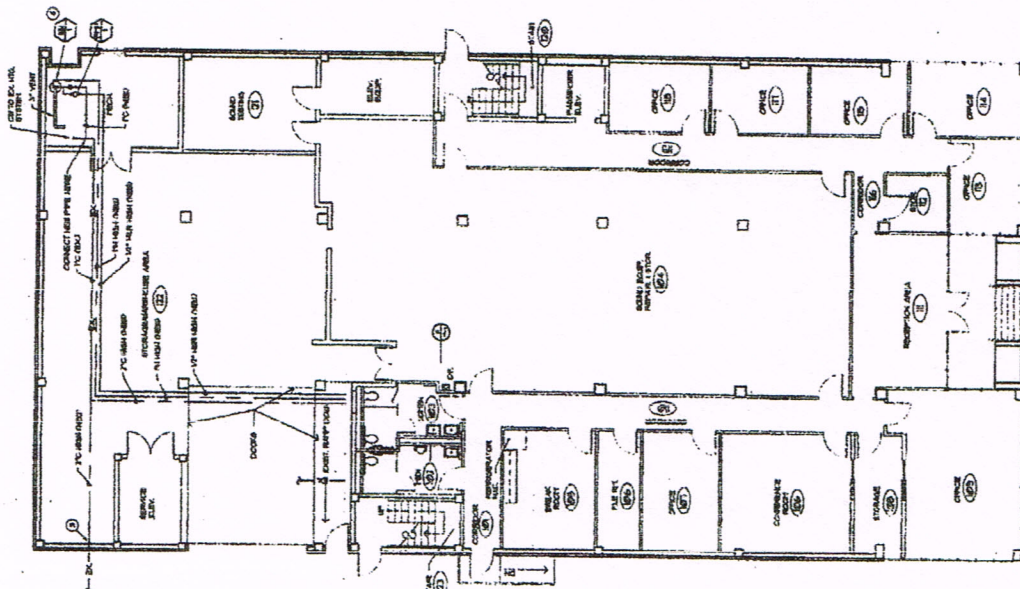
Option 1 Fixed rate including taxes and insurance

Option 2 Percentage of gross sales

Option 3 Fixed rate rent and percentage of gross sales



SECOND FLOOR PLUMBING PLAN
1/8" = 1'-0"



FIRST FLOOR PLUMBING PLAN
1/8" = 1'-0"