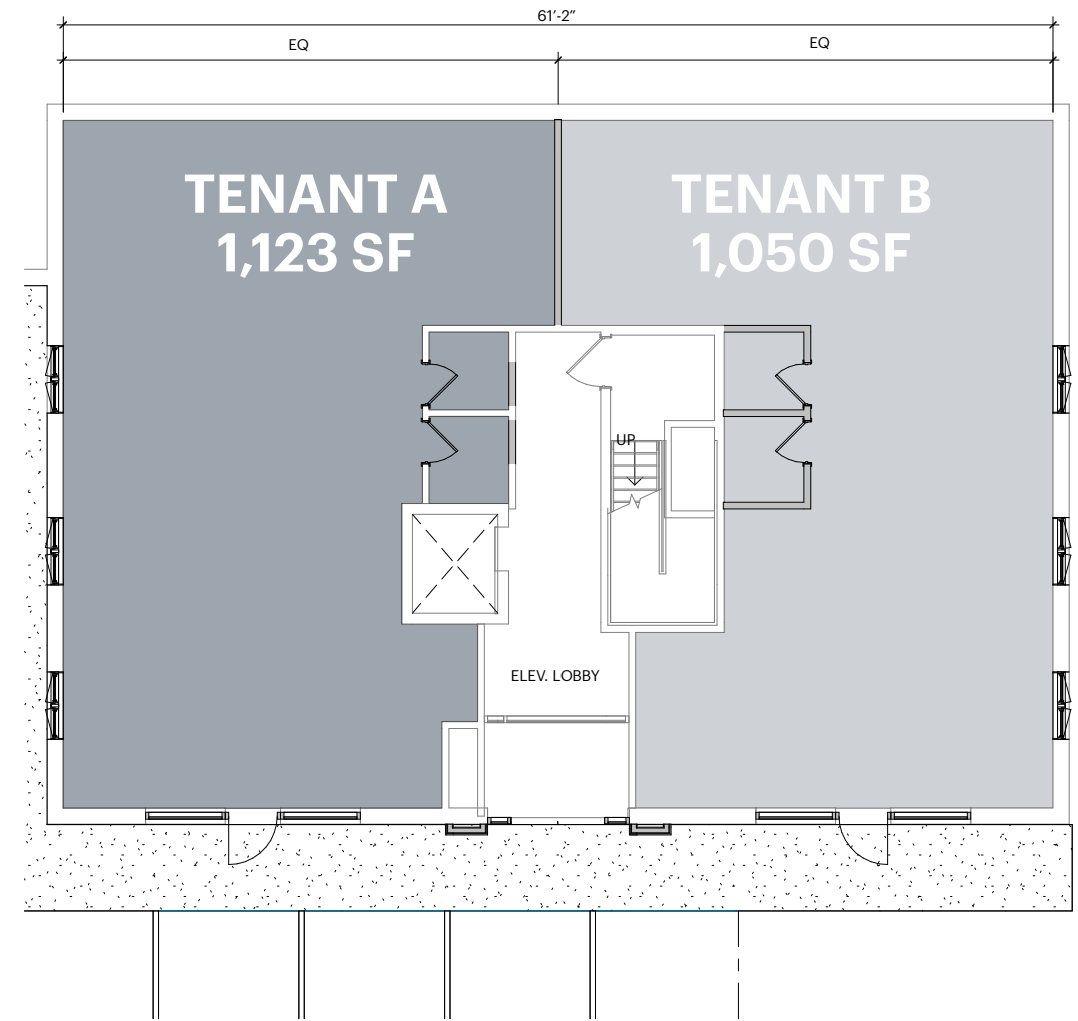


# SPACE DETAILS - POTENTIAL FIRST FLOOR PLANS

## SINGLE RETAIL TENANT



## TWO RETAIL TENANTS



### SIZE

Ground Floor ±2,175 SF  
Second Floor ±2,800 SF

### POSSESSION

Ground Floor 8/1/24  
Second Floor Immediate

### TERM

5-10 Years

### ASKING RENT

Call for Details

### CAM

\$9.00 psf (est.)

### NEIGHBORS

Acu-Vision, Acupuncture Health Associates, The Jennifer Day Spa, Vanitas Beauty

### COMMENTS

Two open floor plans, can be subdivided or can be leased entirely in one transaction

Newly renovated, open floor plans

Pylon and building signature available

Elevator and on-site parking

Public transportation in close proximity

±12' ceiling heights