

THE OTR EXPERIENCE

PRESENTED BY **3CDC**



CBRE



PARKING & AMENITY MAP



BEHLEN

1434 Vine Street

CBRE

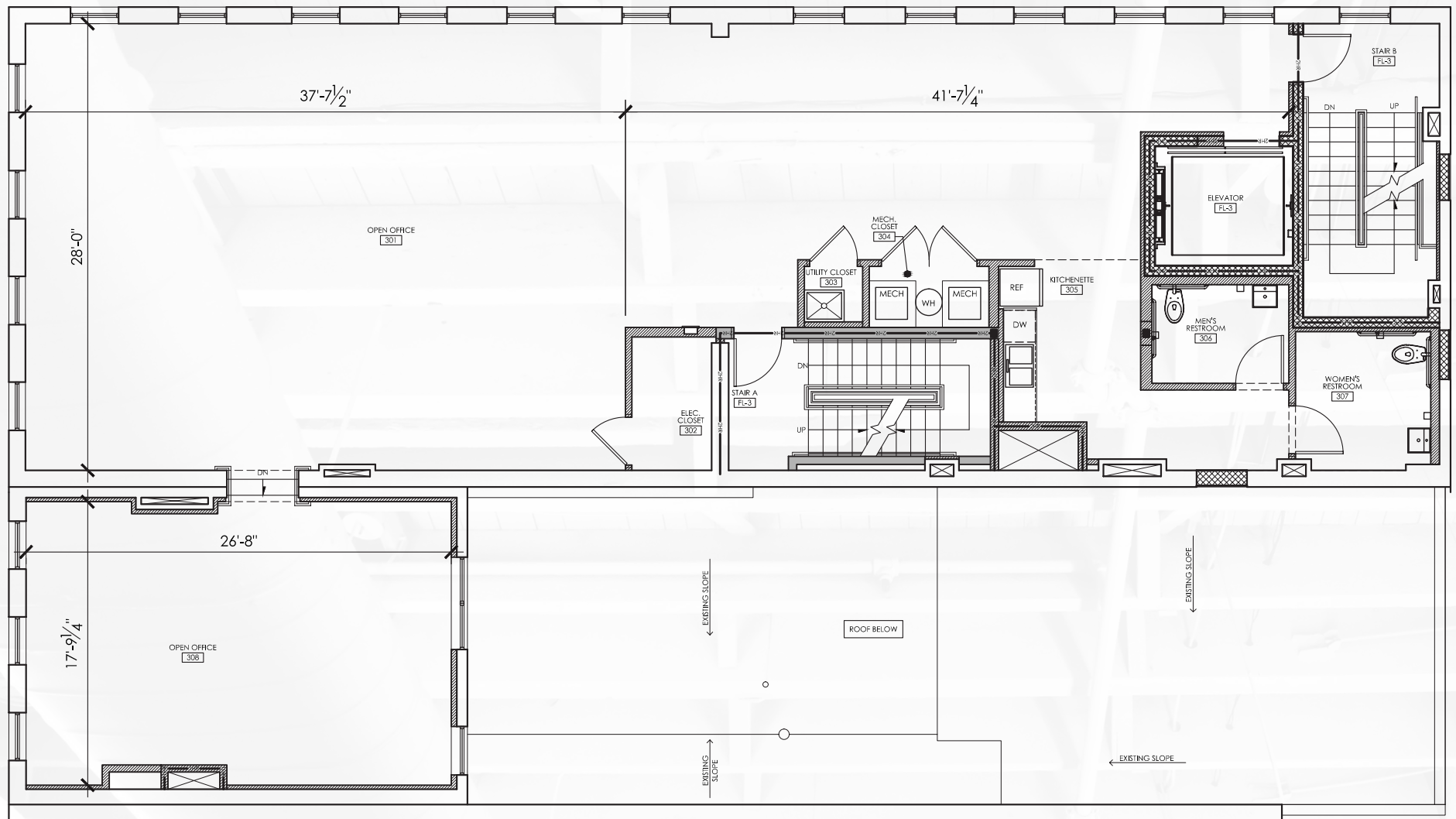


Five story renovated
building totaling 11,200 SF.
Floor 4 Available.

Floor 4 - 2,315 SF

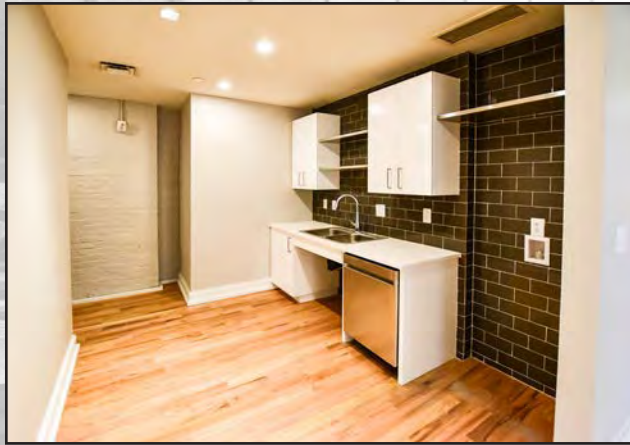
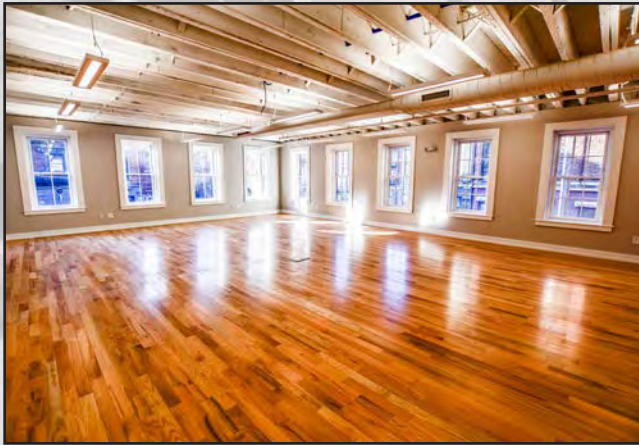


FLOOR 4 - 2,315 SF



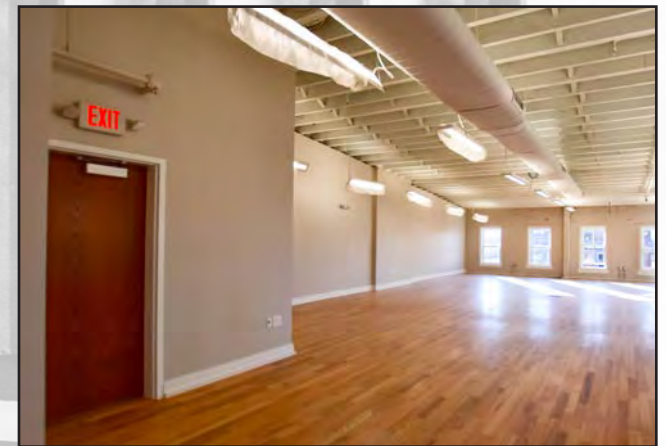
INTERIOR

Asking \$17.50/SF Net + estimated
\$3.50 CAM+ janitorial & electric
Nearby parking available



Suites Include:

- Break/Kitchen Area
- Hardwood Floors
- New Windows Throughout
- Upgraded Lighting Package
- Private Restrooms on each floor
- Exposed wood joist ceilings in some suites



MEINERS

1502 Vine Street

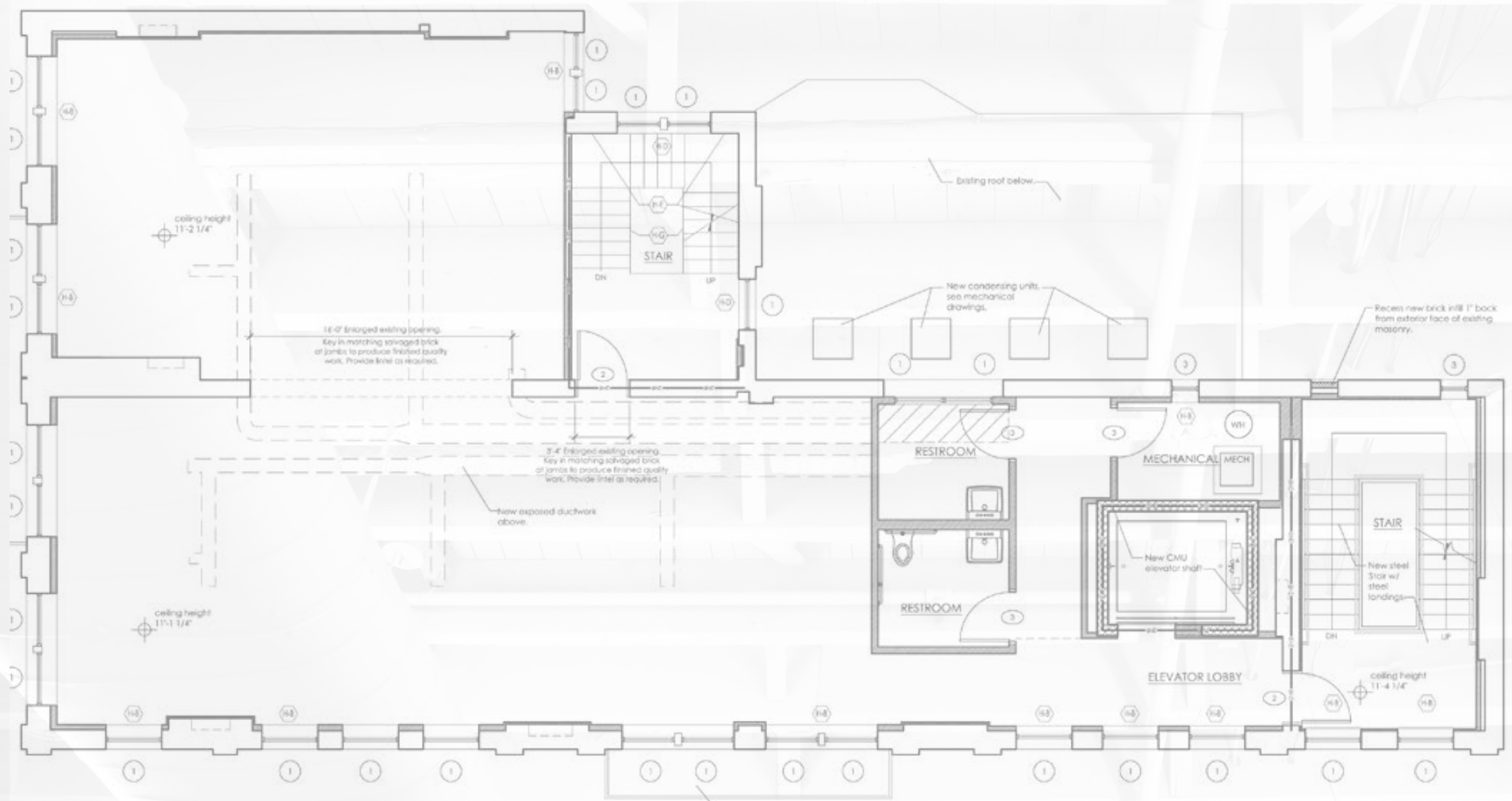
CBRE



Six story renovated
building totaling 16,600 SF.
Floor 4 available.

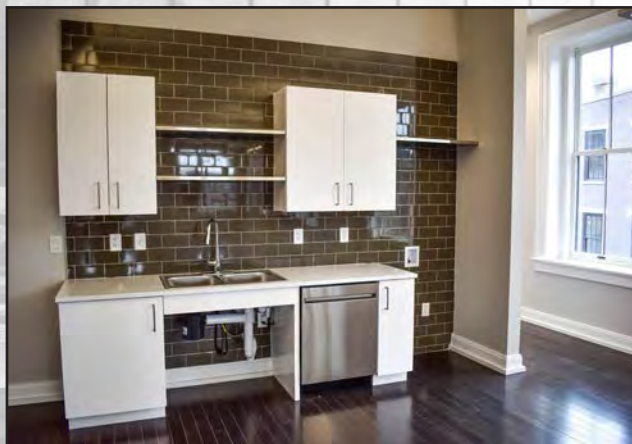
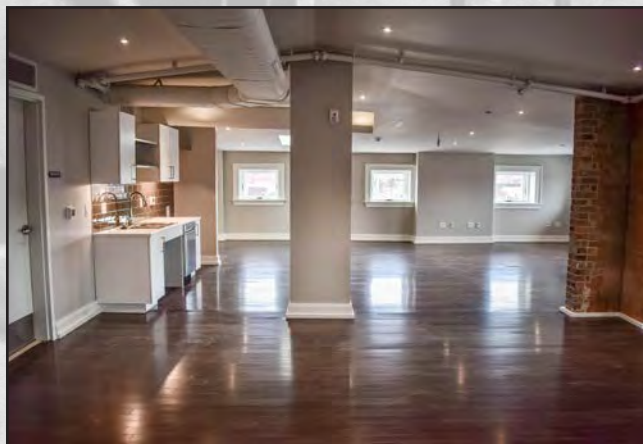
Floor 4 - 2,500 SF

FLOOR 4 - 2,500 SF



INTERIOR

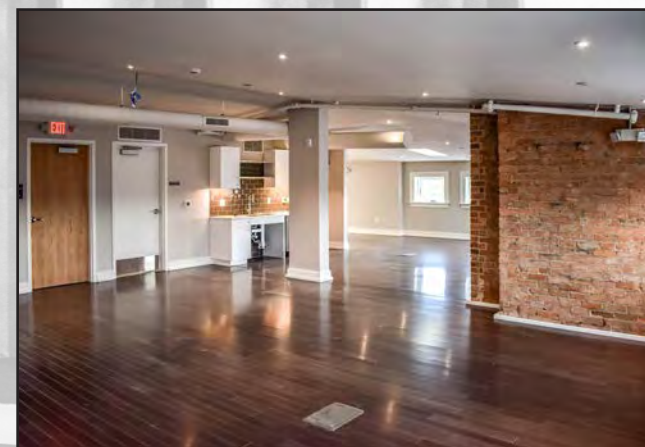
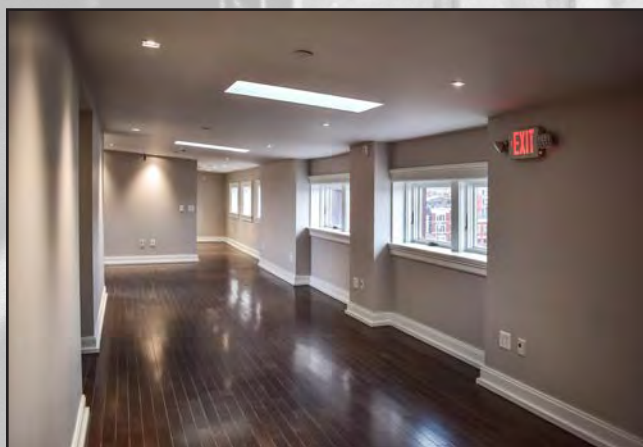
Asking \$17.50/SF Net + estimated
\$3.50 CAM+ janitorial & electric
Nearby parking available



Suites Include:

- Breakrooms
- Hardwood Floors
- New Windows Throughout
- Upgraded Lighting Package
- Private Restrooms on Each Floor
- High Ceilings
- Exposed Brick Features

TOP FLOOR FEATURES SKYLIGHTS



ELM INDUSTRIES

1537 Race Street



CBRE



Four story renovated
building totaling 18,053 SF.
Suite 201 available.

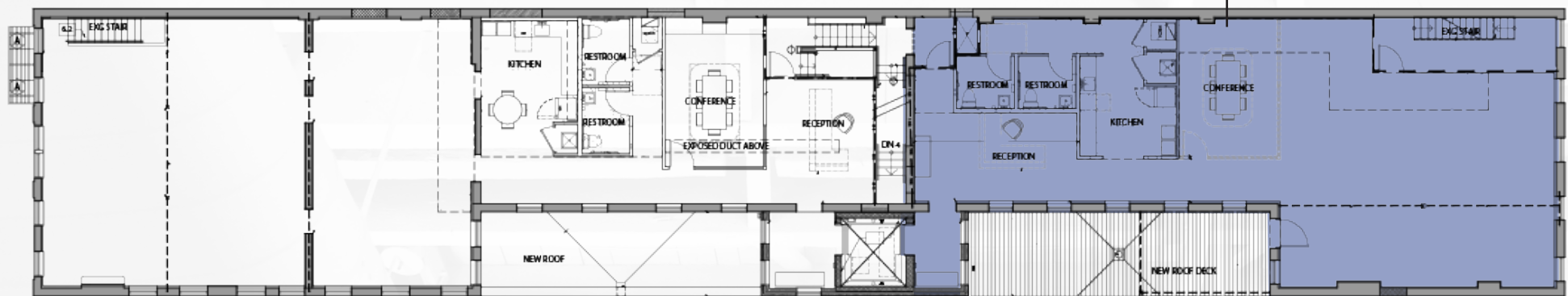
Floor 4 - Occupied

Floor 3 - Occupied

Suite 201 - 1,938 SF
Suite 202 - Occupied

Suite 101A - Occupied
Suite 101B - Occupied

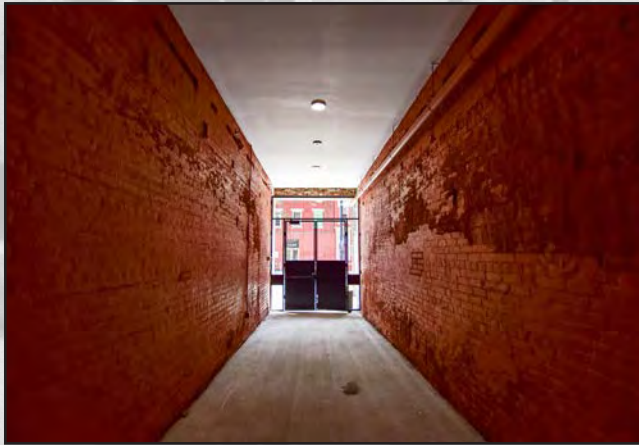
FLOOR 2 - 4,714 SF



Suite 201
Available
1,938 SF

INTERIOR

**Asking \$17.50/SF Net + estimated
\$3.50 CAM+ janitorial & electric
Nearby parking available**



Suites Include:

- Break/Kitchen Area
- Hardwood Floors
- New Windows Throughout
- Upgraded Lighting Package
- Private Restrooms on each floor





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