

SAINT GERMAIN OFFICE PLAZA



PROPERTY HIGHLIGHTS

- Fitness Center
- 2nd Floor Outdoor Balcony
- Lower Level Storage Units Available
- Quiet/Medical Needs room

OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (NNN)
NUMBER OF UNITS:	2
AVAILABLE SF:	3,574 - 4,817 SF
LOT SIZE:	98,276 SF
BUILDING SIZE:	23,844 SF
CAM/TAX:	\$10.85 PRSF
TIA	\$10.00/USF*

*for qualified tenants

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PROPERTY DESCRIPTION

Only two suites remain in the highly sought-after St. Germain Office Plaza!

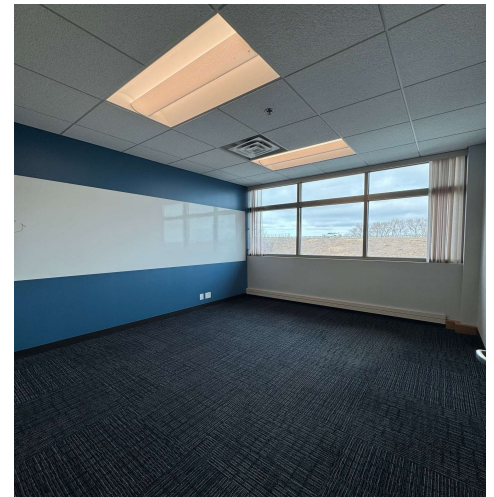
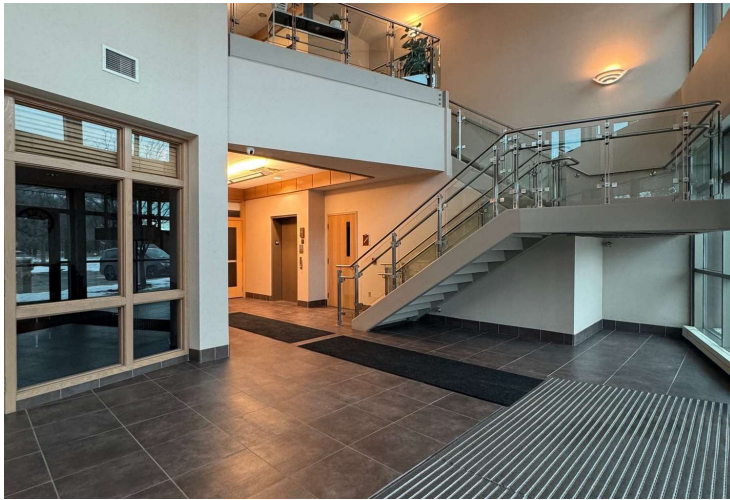
Second Floor Suite – 3,574 RSF

This spacious, well-designed suite features: Multiple perimeter private offices for a productive and professional environment, an inviting reception/waiting area to welcome clients and guests, an open workspace for collaboration and flexibility, dedicated storage to keep your operations organized

First Floor Suite - 4,817 RSF

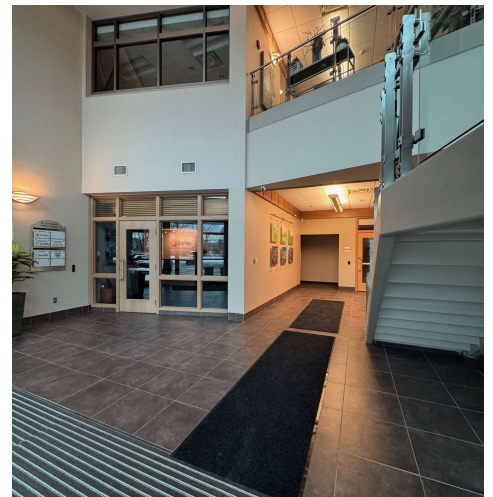
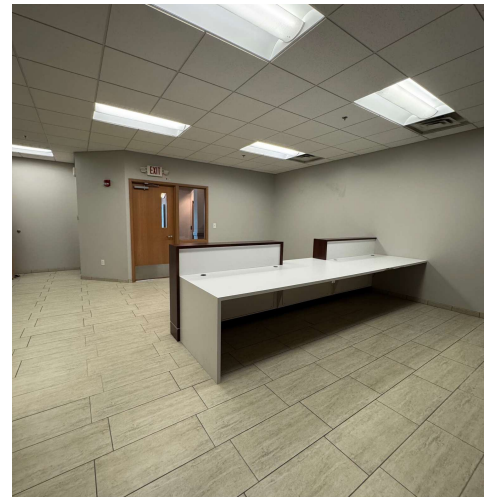
This spacious and functional first-floor suite at St. Germain Office Plaza offers a well-designed layout ideal for a variety of business needs. Built-in workstations for efficient team collaboration, 11 private perimeter offices providing a professional and productive workspace, Large training room perfect for meetings, presentations, and employee development. With ample space and a versatile layout, this suite is a prime opportunity for businesses seeking a high-quality office environment.

ADDITIONAL PHOTOS



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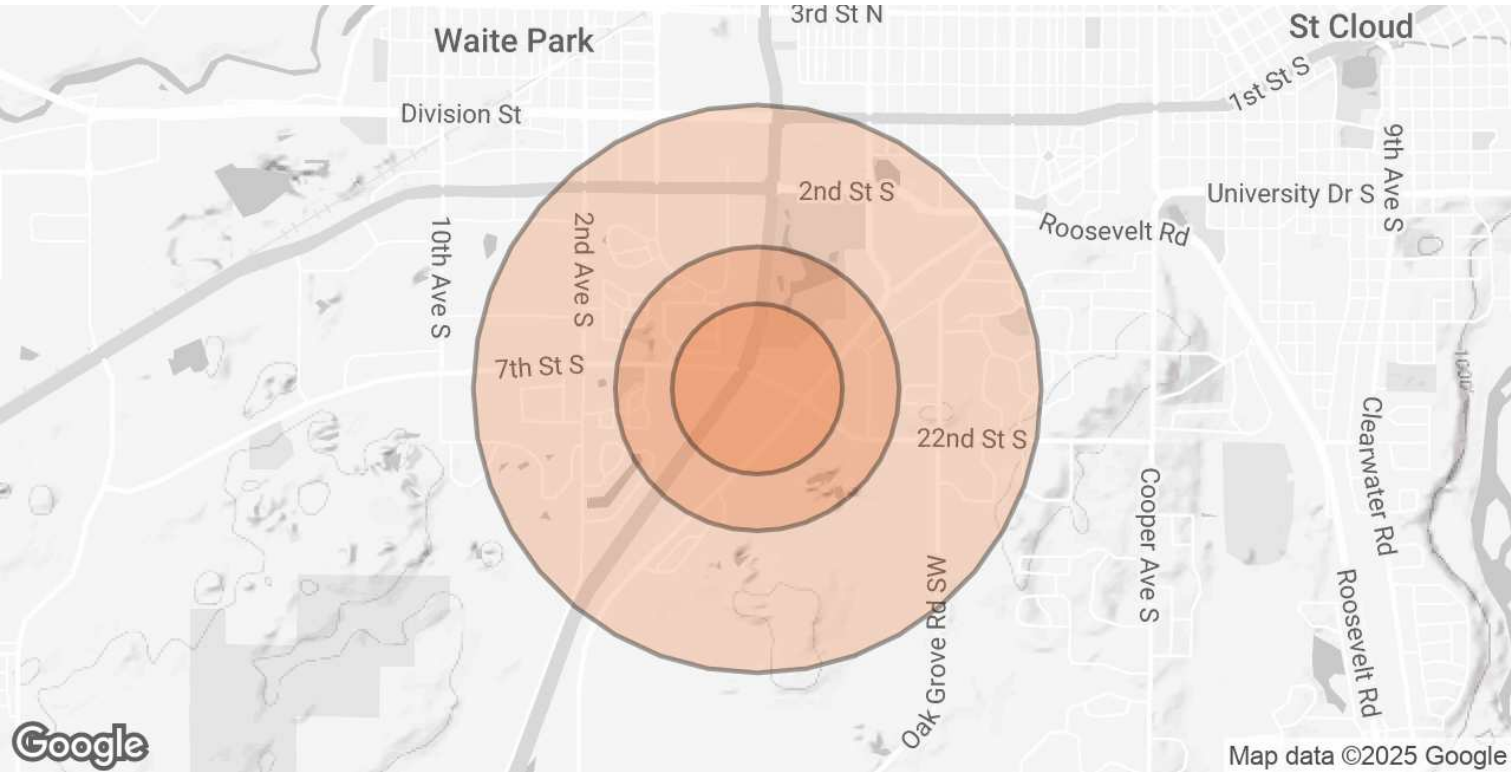
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	557	2,600	8,701
AVERAGE AGE	37	40	39
AVERAGE AGE (MALE)	35	38	37
AVERAGE AGE (FEMALE)	38	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	228	1,115	3,628
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$69,358	\$66,533	\$71,834
AVERAGE HOUSE VALUE	\$354,457	\$345,037	\$329,967

Demographics data derived from AlphaMap

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