



**PROPERTY DESCRIPTION**

Two-story office/retail building totaling 4,200 SF over a full basement available for lease. The building is fully climate controlled and has a new parking lot.

**PROPERTY HIGHLIGHTS**

- **GLA:** 4,200 SF (2,100 SF/floor)
- **First Floor:** \$12/SF + utilities (vanilla shell)
- **Second Floor:** \$8/SF + utilities (needs fit-out)
- **Parking:** 17 onsite parking spaces
- Signage available
- Flexible for a single tenant to take the entirety
- Seller would also consider a purchase offer

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	9,387	67,378	177,388
Total Households	3,646	26,278	68,406
Average HH Income	\$68,214	\$71,544	\$77,685
Median Age	39.9	39.2	38.0



For More Information, Contact:

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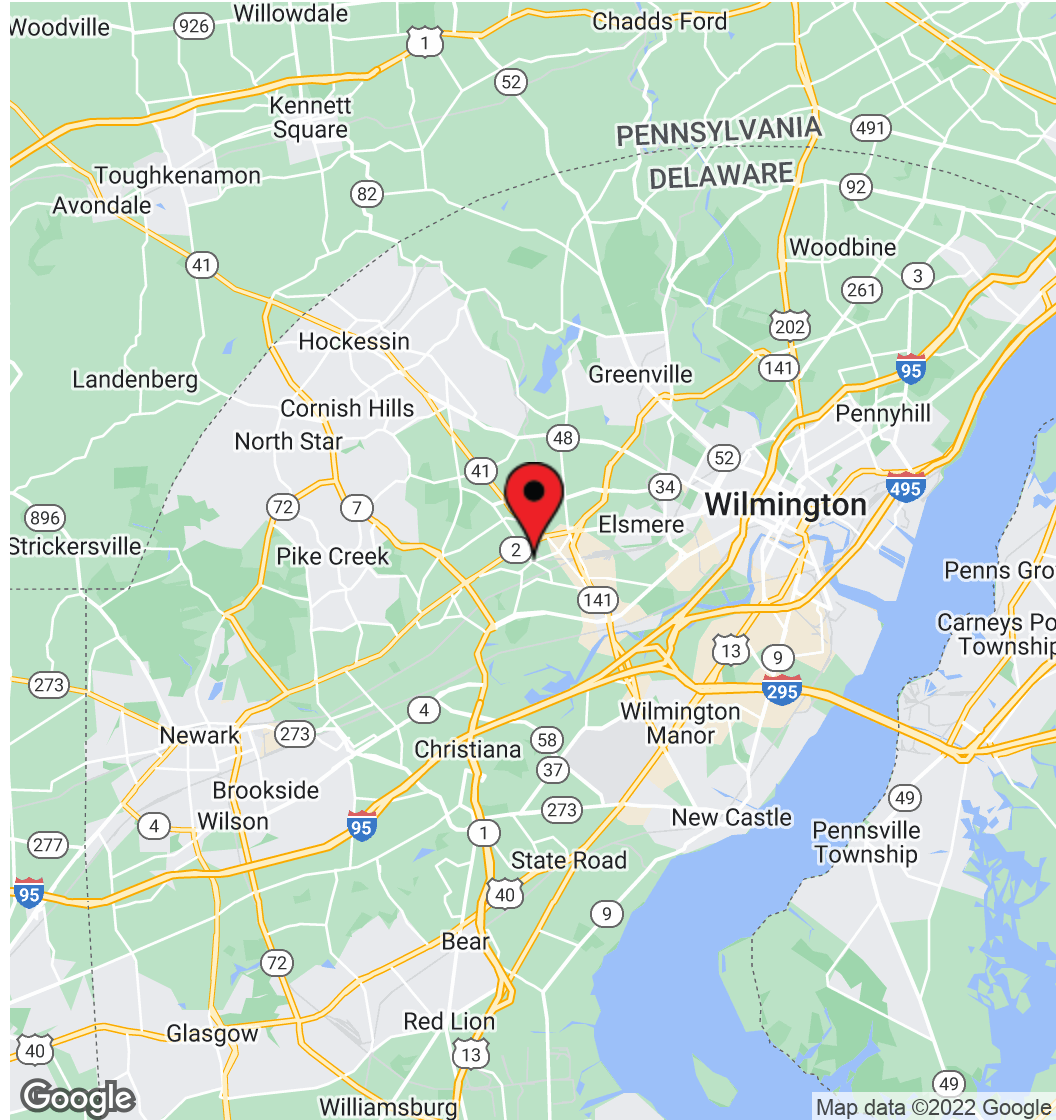
**DSM Commercial**  
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3304 Old Capitol Trail  
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