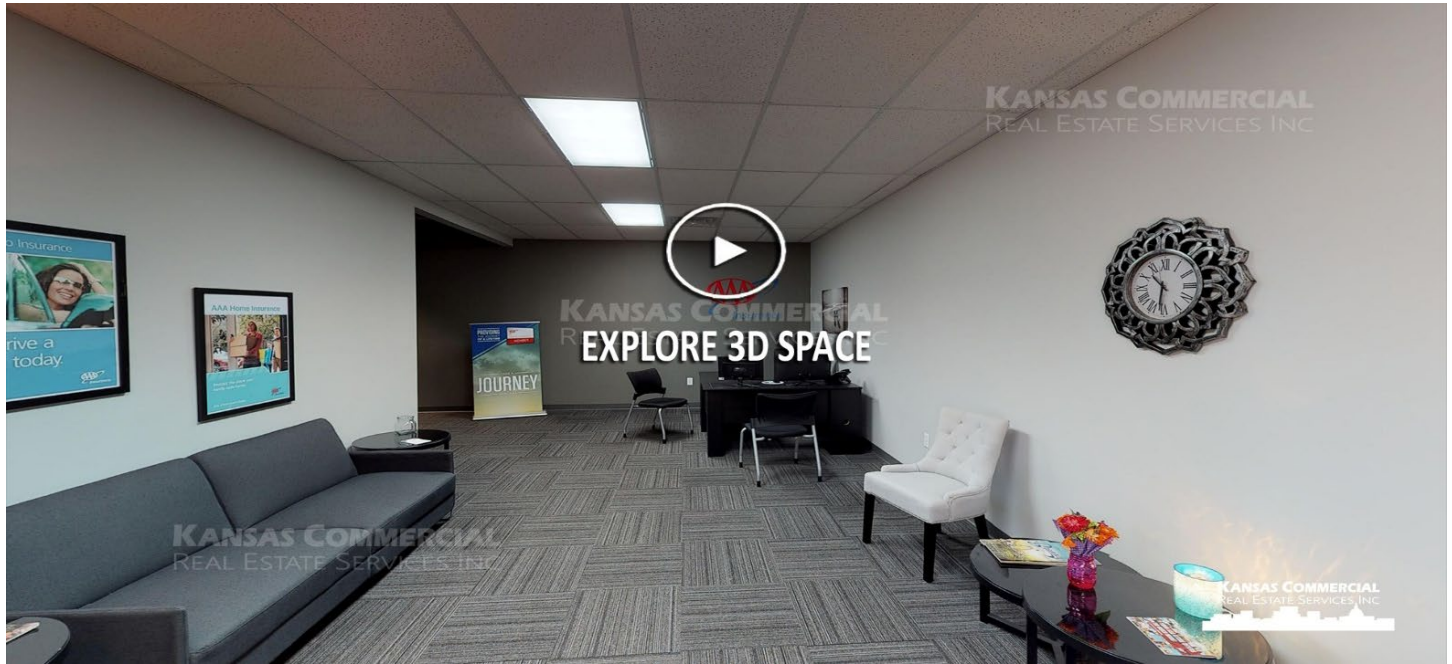


PROPERTY SUMMARY

LEASE RATE	\$14.00 - \$22.00/SF/YR
AVAILABLE SPACE	1,148 – 4,000 ^{+/-} SF
BUILDING SIZE	14,745 ^{+/-} SF per SNCO
LOT SIZE	75,123 ^{+/-} SF per SNCO
ZONING	C-4; Commercial
YEAR BUILT	1980
YEAR REMODELED	2015
CONSTRUCTION	Steel frame and masonry veneer
PARKING	Paved parking lot; 92 parking stalls
SIGNAGE	Building signage available
PLUMBING	Two full sets of restrooms
HEAT & AIR SYSTEM	Forced heat and central air conditioning
TRAFFIC COUNT	13,285 ^{+/-} VPD



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	CHARGES/MO:	COMMENTS:
MIDDLE:	1,148 ^{+/-}	\$14.00	\$1,339.33	\$396	Available June 2020. Tenant may vacate early. Contact agent for details. 29th St. frontage and signage with front door parking. Space may be divided. Vanilla shell provided.
SUITE 202:	4,000 ^{+/-}	\$22.00	\$7,333.33	NA	First floor space with front door parking and 29th street signage located on the north end of bldg. Space is ideal for open office and offices can be added. 5-1 parking ratio. Space may be divided.

3-D WALK-THRU: <https://my.matterport.com/show/?m=535xcHnEDhy>

LANDLORD PAYS: Landlord responsible for roof and structure.
TENANT PAYS: Tenant responsible for their pro-rata share of common area maintenance, real estate taxes and owner insurance, interior maintenance, utilities and janitorial.

BUILDING FEATURES: One story office building with front door parking and 29th Street frontage and signage. Fiber optic is available.

LOCATION FEATURES: Located west of Villa West Shopping Center and west of Wanamaker Road on the north side of 29th Street. This property is located among quality residential, office and retail development. 29th Street was recently widened to accommodate high traffic counts.

