

OFFICE SPACE FOR LEASE

Available Suites:

**Suite 105 – 1230sf- \$13/sf + \$5000
TI allowance for 3+ yr lease**

**Suite 106 – 1230sf- \$13/sf + \$5000
TI allowance for 3+ yr lease**

**Suite 206 – 1230sf- \$13/sf – Former
Doctors office**

**Suite 207 – 1230sf- \$13/sf + \$5000
TI allowance for 3+ yr lease**

- Building Size: 9,840SF
- Offices built in 2007 located near intersection of Tibet Ave. and Abercorn.
- Warm shell (drywall, elec, HVAC, trim/ cabinetry, plumbing/fixtures in place)
- Tenant pays \$13/sf Base Rent, plus utilities, and taxes (estim. \$1000/yr). Landlord pays trash, common area maintenance, and property insurance
- Spaces are available immediately
- \$5000 allowance will be given to put toward painting/carpeting or other permanent improvements to the space with execution of 3+ yr lease.
- Units are ready for personalized tenant finishes
- Each unit has a breakroom area, 5 offices, bathroom and reception area.



