

# NEWLY RENOVATED OFFICE/ RETAIL SPACE FOR LEASE

*Two-Story Office/Retail Building located in Avondale District*

## LEASING OPTIONS:

- Contiguous Suite A & B (entire building): ±4,100 SF – \$6,700/mo NNN
- Suite A: ±2,000 SF – \$3,100/mo NNN
- Suite B: ±2,100 SF – \$3,600/mo NNN

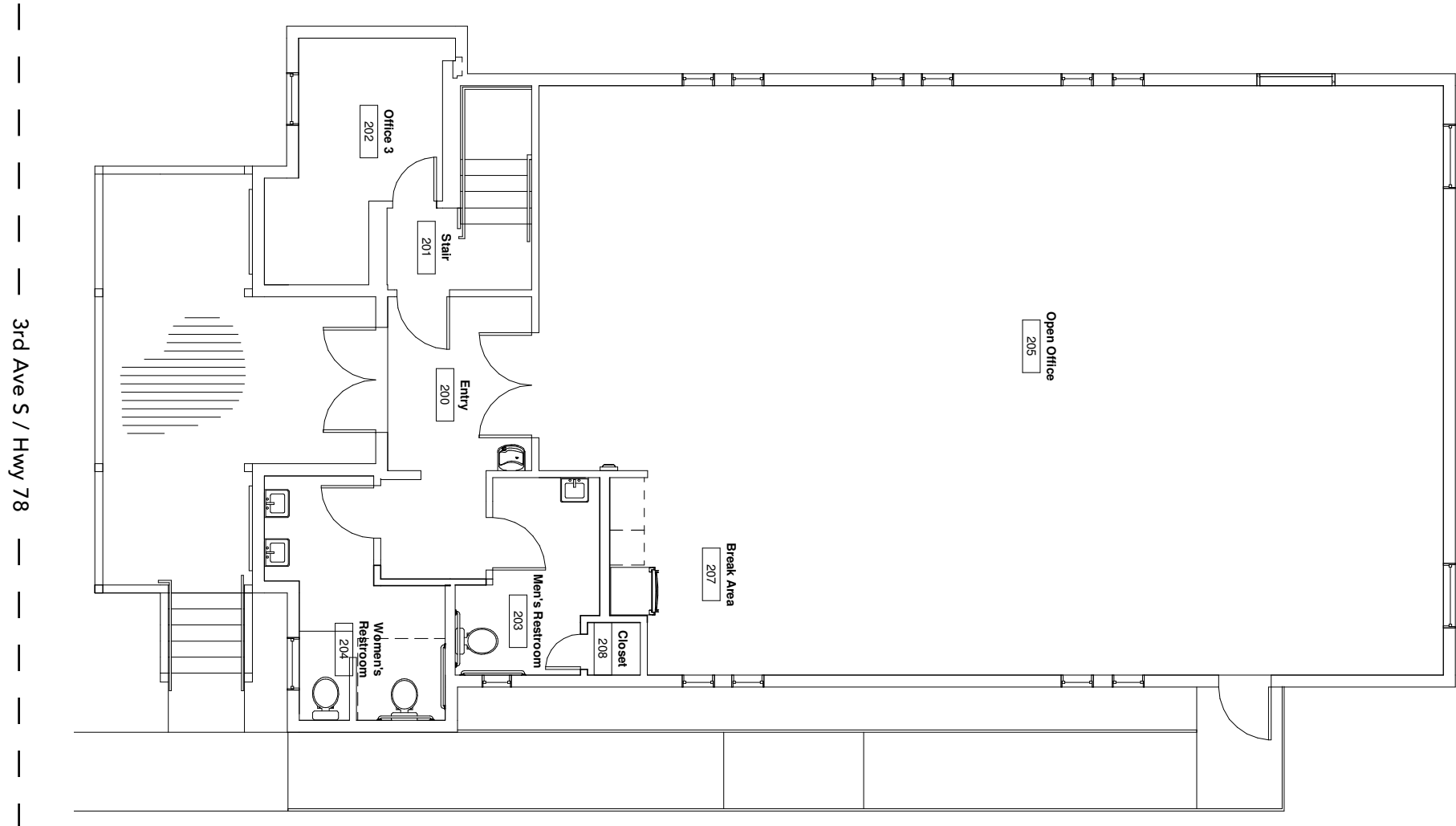
*Suites A & B have separate grade level entrances*

## PROPERTY HIGHLIGHTS:

- Prime location on 3rd Ave S with high traffic count of 20,000+ cars per day
- Quick and easy access to Red Mountain Expressway
- Great signage opportunity
- High Visibility on 3rd Ave S Main thoroughfare for commuters traveling to work in Lakeview and downtown
- Free, on-site parking + street parking
- Ideal space for professional office user or a creative/tech firm
- Walking distance to fun entertainment options Avondale Brewery, Melt, Parkside Cafe, 41st Street Pub, Saw's Bbq, Post Office Pies, Rodney Scott's BBQ

Currently Under Construction





**Proposed Floorplan**  
(Subject to Change)



