

NEWLY RENOVATED OFFICE/ RETAIL SPACE FOR LEASE

Two-Story Office/Retail Building located in Avondale District

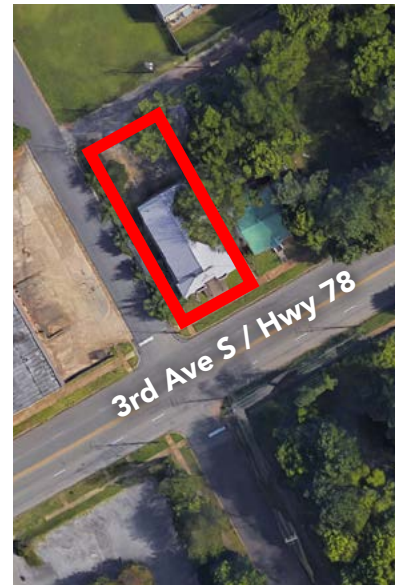
LEASING OPTIONS: **CALL FOR PRICING**

- Contiguous Suite A & B (entire building): ±4,300 SF
- Suite A: ±2,100 SF
- Suite B: ±2,200 SF

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
- Open floorplan
- 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

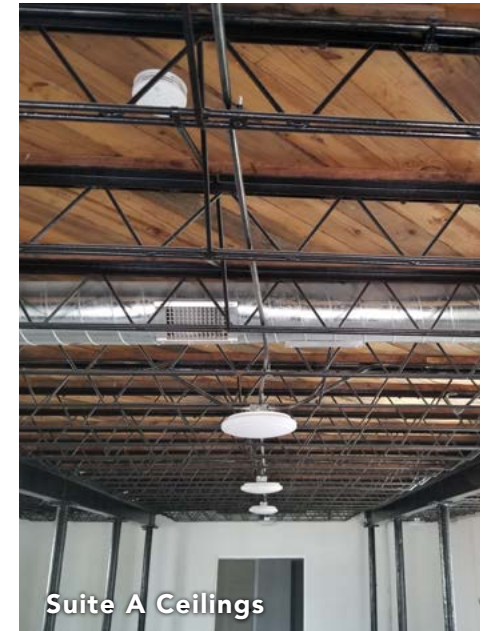


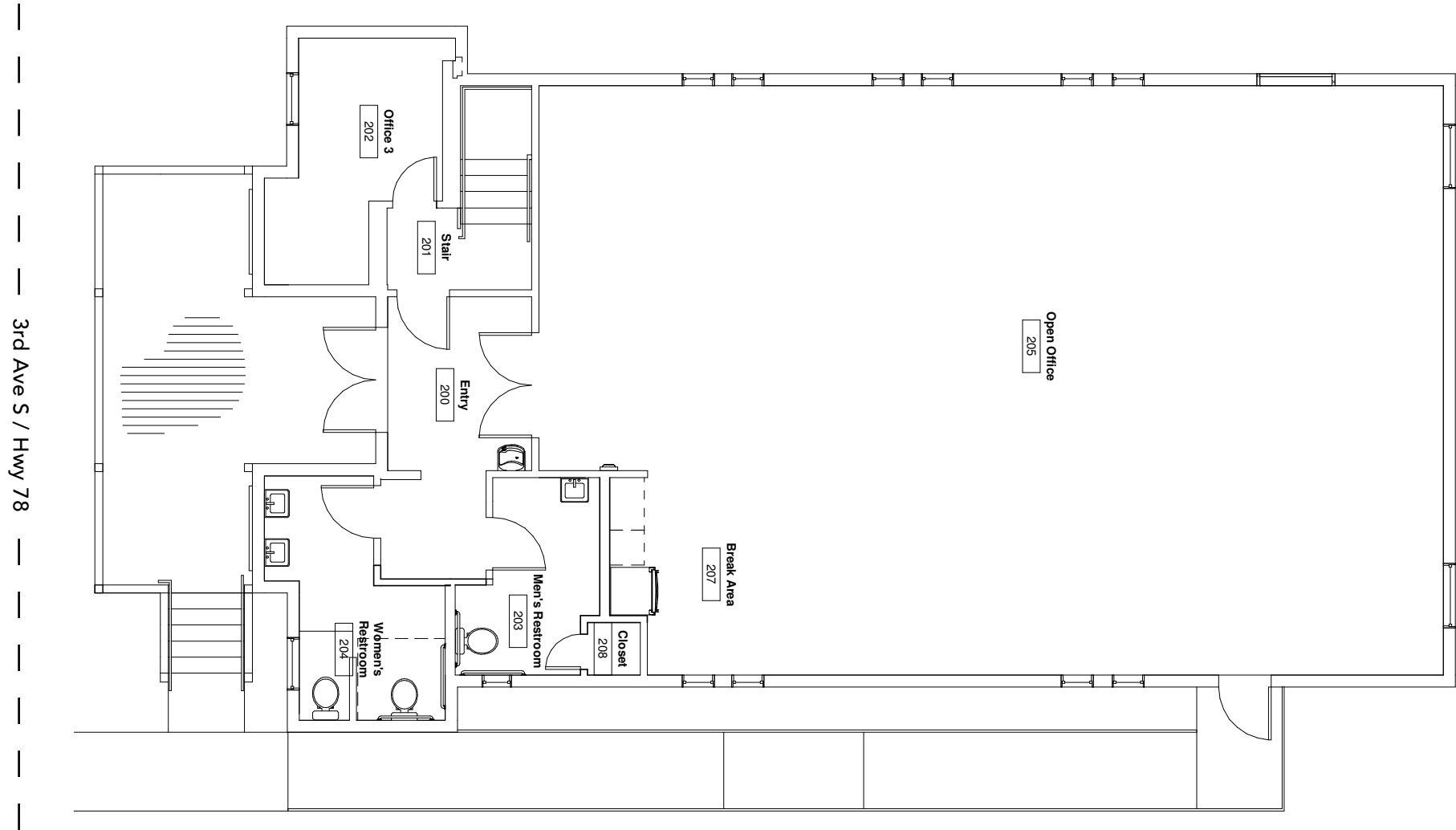
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Proposed Floorplan
(Subject to Change)

