



PROPERTY INFORMATION

- 3,918 RSF MAIN LEVEL OFFICE AVAILABLE
- NEWLY RENOVATED
- INCLUDES : (10) PRIVATE OFFICES, CONFERENCE ROOM, PRIVATE RESTROOM, WORK AREA, & BREAKROOM
- PERFECT FOR PROFESSIONAL OFFICE (LAWYER, ACCOUNTANT, MORTGAGE CO., ETC.)
- AMPLE PARKING : 4.00/1,000 SF
- TENANT IMPROVEMENTS AVAILABLE
- FIBER AVAILABLE

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	18,762	141,061	345,992
HOUSEHOLDS	8,097	56,288	130,378
AVG HOUSEHOLD INCOME	\$62,685	\$61,027	\$65,036

TRAFFIC COUNTS

900 East : 35,351 Annual Average Daily Traffic
Van Winkle Expy : 46,444 Annual Average Daily Traffic

LEASE RATE: \$10.00/SF YEAR NNN

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