



PROPERTY INFORMATION

- 2,930 SF OFFICE AVAILABLE
- LEASE RATE : \$2,500.00/MONTH MODIFIED GROSS
- STATE STREET FRONTAGE
- UP TO (8) PARKING SPACES PER 1,000 SF
- SIGNAGE AVAILABLE
- TENANT IMPROVEMENTS NEGOTIABLE
- FIBER AVAILABLE
- MANY RETAIL/RESTAURANT AMENITIES NEARBY
- EASY ACCESS TO I-15

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,847	134,606	364,547
Households	7,198	53,823	137,417
Avg. Household Income	\$43,261	\$52,861	\$60,367

TRAFFIC COUNTS

State Street : 35,399 Annual Average Daily Traffic
 4800 West : 10,267 Annual Average Daily Traffic

