

## RETAIL SPACE

- 1,919 SF - Turnkey spa or office space
- Great location for e-gaming or kids' gym

## FOR LEASE PROPERTY SPECIFICATIONS

<b>Description:</b>	Multi-tenant strip center
<b>For Lease:</b>	1,480 up to 4,520 SF
<b>Center Size:</b>	28,506 SF
<b>Year Built:</b>	2006
<b>HVAC System:</b>	Gas Forced Air
<b>Electric:</b>	200 Amps
<b>Sprinklered</b>	Yes
<b>Washrooms:</b>	Varies Per Unit
<b>Ceiling Height:</b>	Varies Per Unit
<b>Possession:</b>	Lease Execution
<b>Zoning:</b>	B-2 PUD
<b>Real Estate Taxes</b>	\$6.00 PSF
<b>CAM &amp; Insurance:</b>	
<b>Lease Term:</b>	<b>3 Years Minimum</b>
<b>Lease Price:</b>	<b>\$16.00 -20.00 PSF, NNN</b>



## PROPERTY OVERVIEW 1,480 up to 4,520 SF

- Prime retail space with Randall Rd. exposure
- Join Chiro One, Animal Hospital, Flying Friends Bird Shop, Nail Envy, Smoke Depot, Fire Bar and Profile Salon
- Triple Berry Café family-style breakfast and lunch restaurant coming soon!
- Area tenants include Crystal Family Dental Care and Randall Road Animal Hospital and CVS
- Traffic Counts on Randall Rd. - 40,000 VPD
- Monument signage available
- 1,919 SF Turnkey spa space available for lease - also suitable for medical or office user

### Presented By:

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## UNITS AVAILABLE:

Unit 8:	1,919 SF	(\$18 PSF)
Unit 9:	1,099 SF	(\$18 PSF)
Units 11-12:	1,520-3,040 SF	(\$20 PSF)
Unit 13:	1,480 SF	(\$20 PSF)
Units 11-13:	4,520 SF	(\$16 PSF)

← LEASE PENDING

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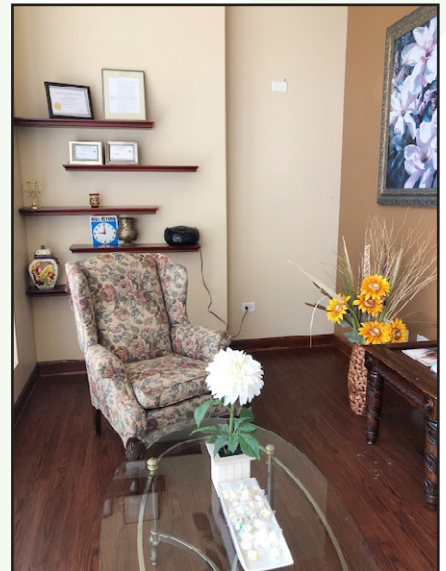
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## UNIT 8 - CLOSED DAY SPA - SUITABLE FOR OFFICE OR MEDICAL

### SPACE INCLUDES:

- Reception Area
- Waiting Room
- 7 treatment rooms - 2 with sinks
- 1 tandem couples massage room
- 2 full bathrooms with shower and tub
- 1 Sauna
- 2 storage closets
- Break room with washer/dryer
- Oversized water heater



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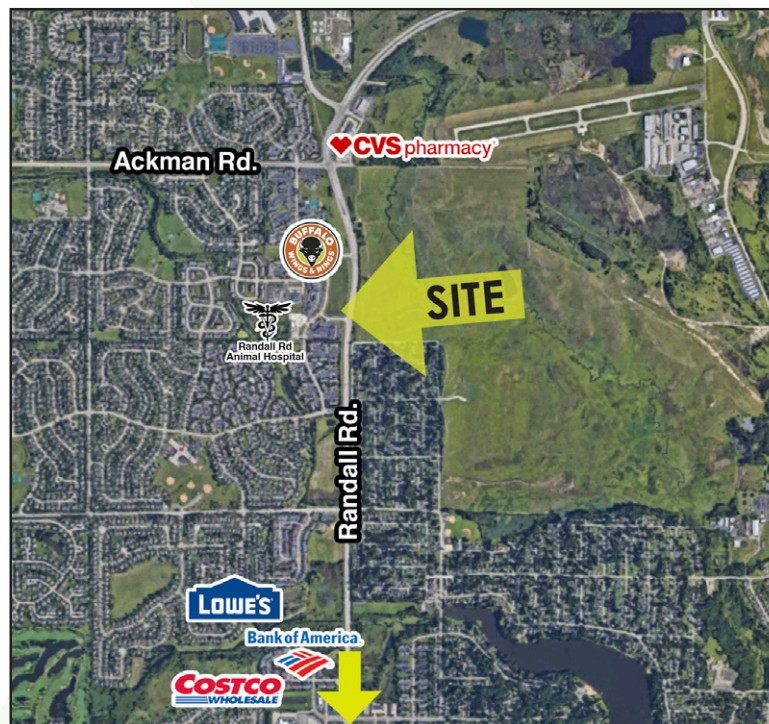
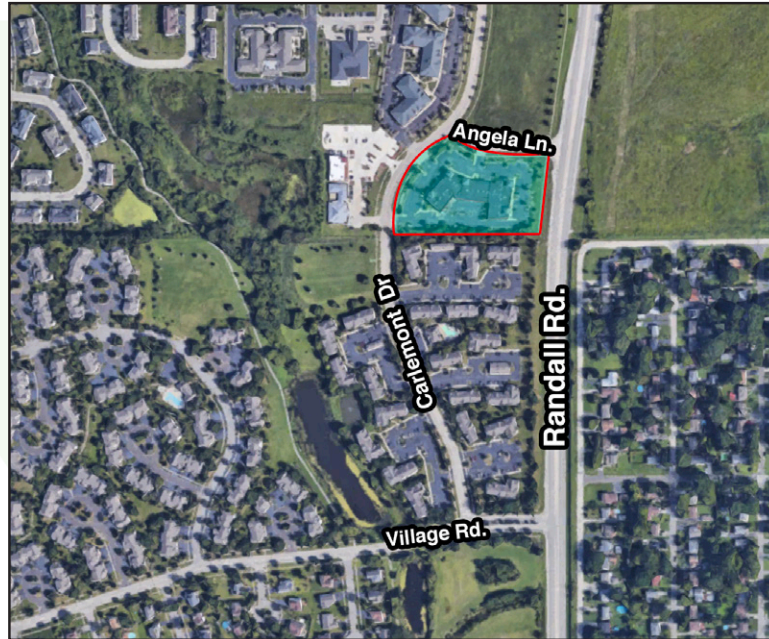
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