

RETAIL SPACE

FOR LEASE PROPERTY SPECIFICATIONS

Description:	Multi-tenant strip center
For Lease:	1,494 up to 4,520 SF
Center Size:	28,506 SF
Year Built:	2006
HVAC System:	Gas Forced Air
Electric:	200 Amps
Sprinklered	Yes
Washrooms:	Varies Per Unit
Ceiling Height:	Varies Per Unit
Possession:	Lease Execution
Zoning:	B-2 PUD
Real Estate Taxes	\$6.00 PSF
CAM & Insurance:	
Lease Term:	3 Years Minimum
Lease Price:	\$14.00 -20.00 PSF, NNN



PROPERTY OVERVIEW 1,494 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

Presented By:

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Suite 201
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UNITS AVAILABLE:

Unit 2:	1,494 SF	(\$14 PSF)
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)

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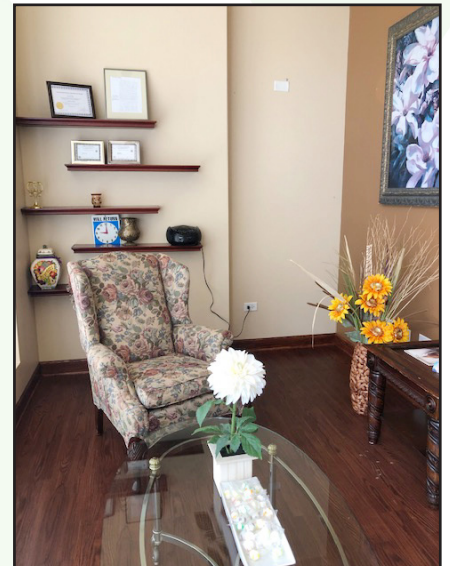
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UNIT 8 - CLOSED DAY SPA

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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