

RETAIL/OFFICE
FOR LEASE
2,598 SF

CONFIDENTIAL OFFERING



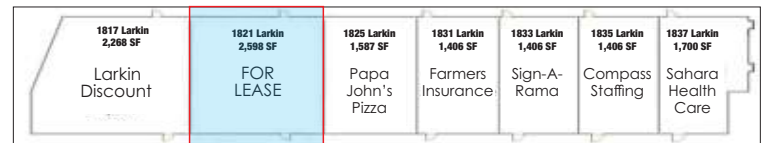
PROPERTY SPECIFICATIONS

Year Built:	1993
Building Size:	12,500 SF
Available:	2,598 SF Divisible
HVAC System:	Gas Forced Air
Power:	150 amp 3-phase
Ceiling Height:	10'
Parking:	87 spaces (common)
Washrooms:	1
Sprinklered:	No
Floors:	New ceramic tile
Possession:	Lease Execution
Zoning:	AB (Area Business)
Real Estate Taxes:	\$3.46 PSF (2021)
CAM & Insurance:	\$3.48 PSF (2021)
Lease Rate:	\$14.00 PSF, NNN

PROPERTY OVERVIEW

CONFIDENTIAL - DO NOT TALK TO EMPLOYEES

- Tenant is relocating
- Space suitable for retail, medical or office
- Monument signage available
- Join Papa John's Pizza, Larkin's Discount Liquor, Signarama, Farmers Insurance, Compass Staffing and Sahara Home Care
- Area draws include St. Joseph's Hospital, Jewel, Walgreens, Dunkin Donuts, McDonald's and Larkin High School
- Easy access and great signage on busy Larkin Avenue, ¼ mile east of Randall Road



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