



FOR LEASE - OFFICE SPACE - MOVE-IN CONDITION

PROPERTY SPECIFICATIONS

Description:	Three Story Mixed Use
Building Size:	15,818 SF
Available Space:	2,566 Gross SF/1,927 SF Net Rentable
Year Built:	2007
HVAC System:	Gas forced air/Central Air
Electric:	200 Amp
Sprinklered	Yes
Ceiling Height:	Varies Per Floor
Possession:	Lease execution
Parking:	Per Code with Cross Parking
Zoning:	B-2
Real Estate Taxes:	\$3.11 PSF (2021)
CAM:	\$5.17 PSF (2022)
Lease Term:	3 Year Minimum
Lease Price	

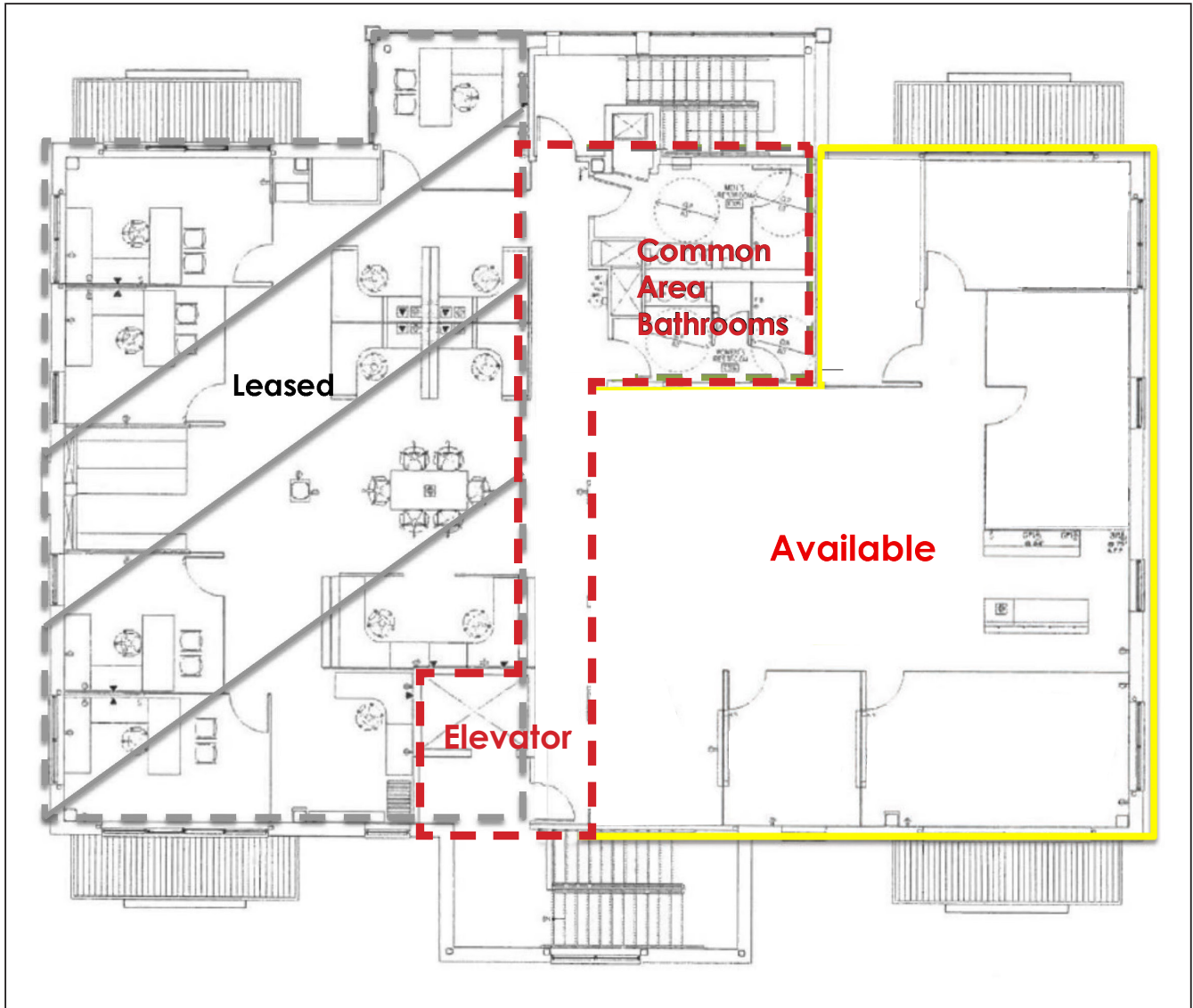
PROPERTY OVERVIEW

- 1,927 SF useable/2,566 SF gross with common areas
- Turnkey Executive Space with 3 private offices and 1 conference room, cubicle area and kitchenette. Gorgeous loft feel with suspended balconies
- Beautiful interior build out and finishes (furniture not included)
- Located in the Algonquin Corporate Campus off of Randall Rd at The Esplanade, Adjacent to Algonquin Commons
- Minutes from I-90

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