



FOR LEASE - OFFICE SPACE

PROPERTY SPECIFICATIONS

Description:	Three Story Mixed Use Building
Building Size:	15,818 SF
Available Space:	2,732 SF
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,	\$8.24 PSF (2024)
Insurance & CAM:	
Lease Term:	3 Year Minimum
Lease Price	\$16 PSF, NNN

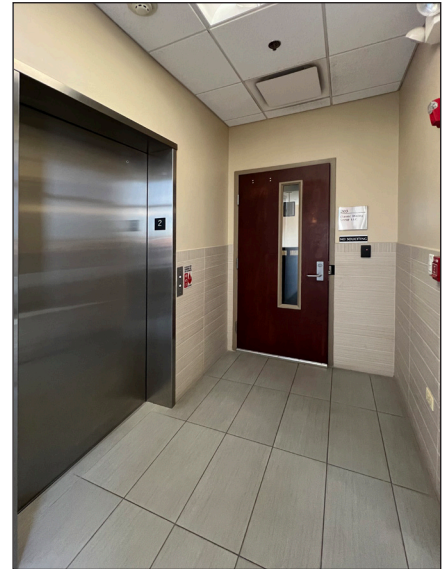
PROPERTY OVERVIEW

- 2,732 SF gross with common areas
- Turnkey executive space with 7 private offices, large reception area, conference room, copy center, kitchenette and IT closet. Gorgeous loft feel with suspended balconies
- Beautiful interior build out and finishes. Landlord will paint the space per tenant specifications.
- Located in the Algonquin Corporate Campus off of Randall Rd at The Esplanade, Adjacent to Algonquin Commons and behind Hobby Lobby
- Minutes from I-90

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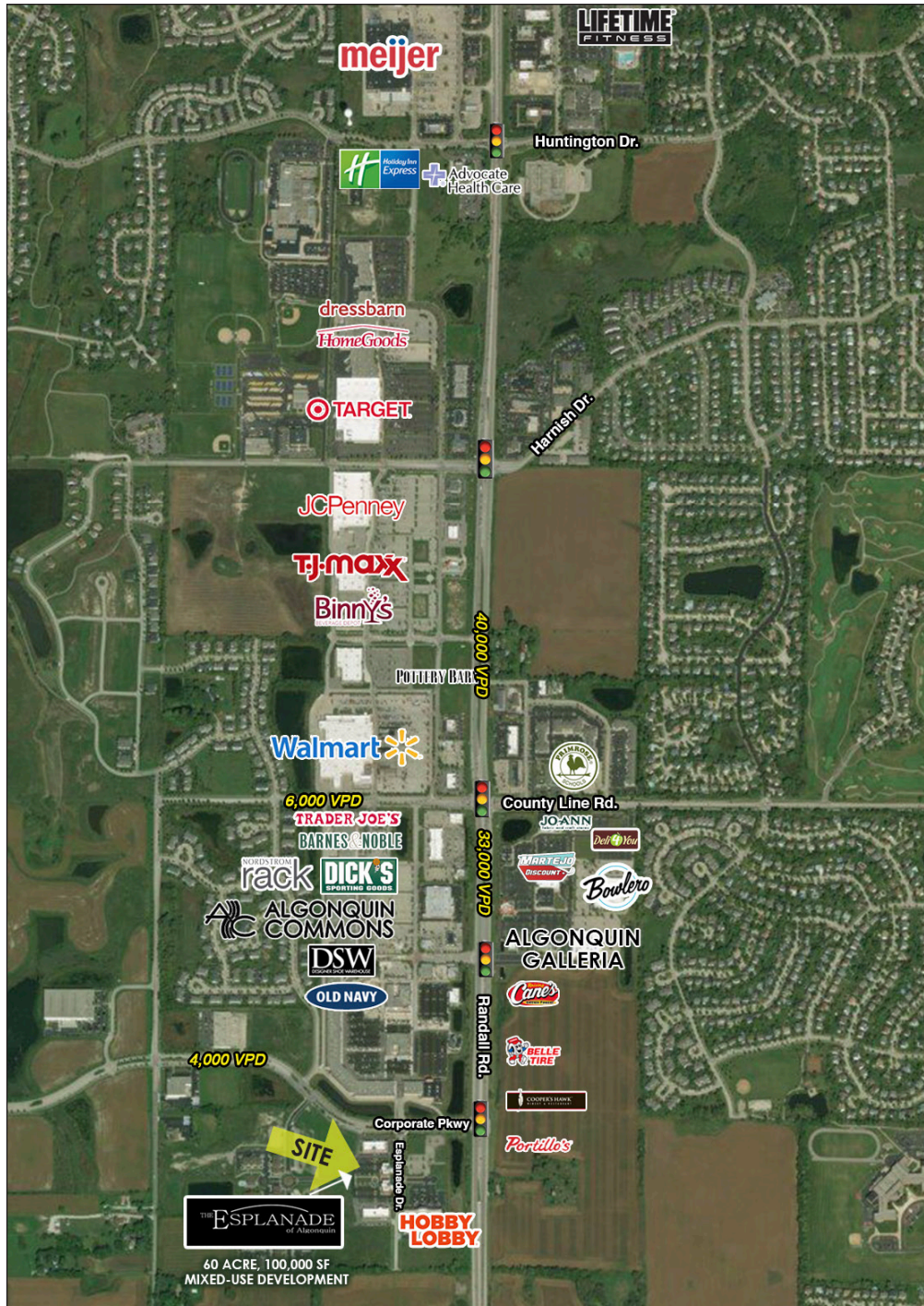




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