



FEATURES:

- 28,740 square feet total
 - 18,620 sq. ft. finished
 - 10,120 sq. ft. unfinished with loading dock
- 160+/- parking spaces
- Floor plan: general open office area, perimeter offices, conference rooms, IT room
- Facility redeveloped to office in 2007, just under \$2,000,000 in improvements including new: HVAC, lighting, electric, handicap accessible restrooms, sprinkler system
- Real Estate Taxes 2010 payable 2011: \$34,861.24
- **Lease Price (whole building): \$5.96 psf Net**
- **Lease Price (finished space): \$7.30 psf Net**
- **Sale Price: \$1,400,000**

AERIAL VIEW



CONTACT:

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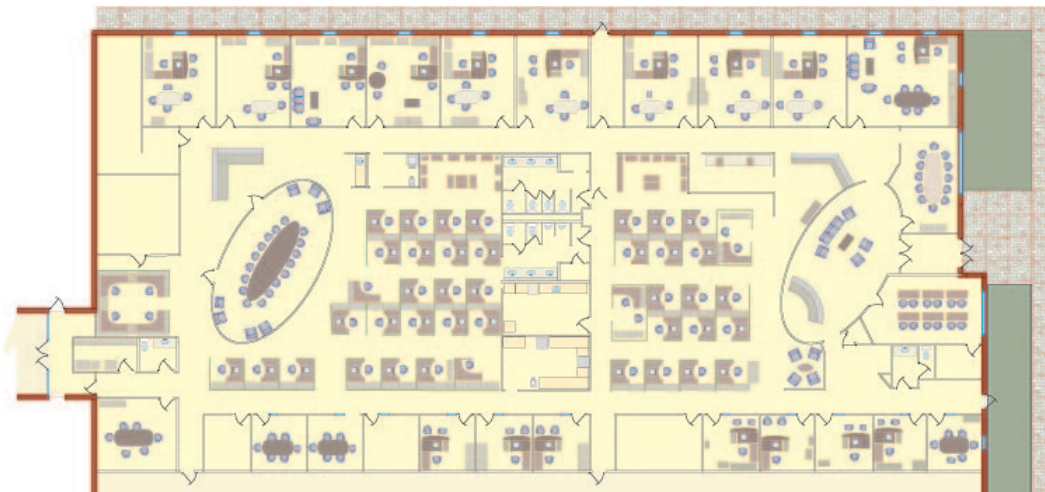
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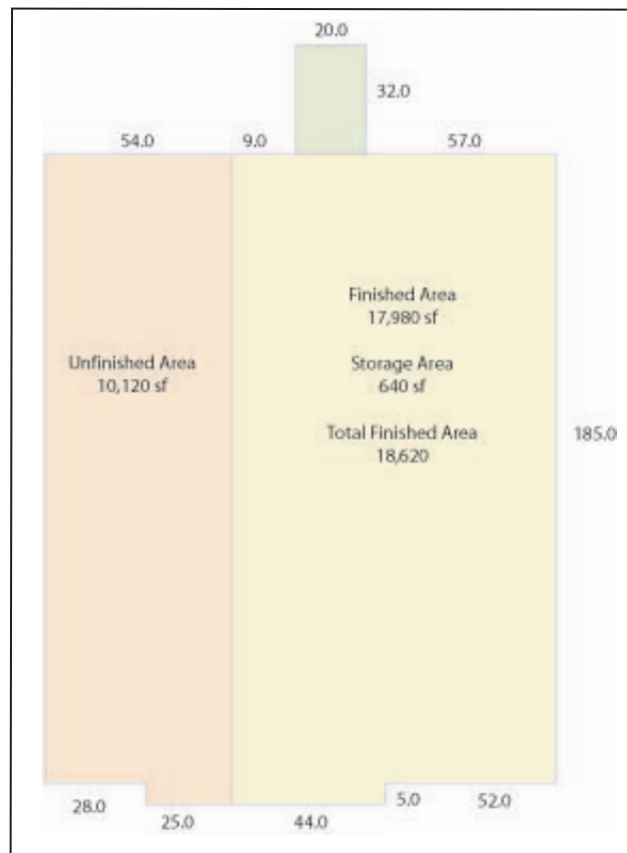
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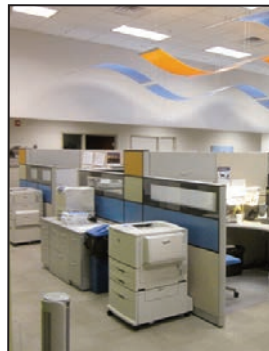
FLOOR PLAN OF FINISHED SPACE



BUILDING PLAN



SITE PLAN



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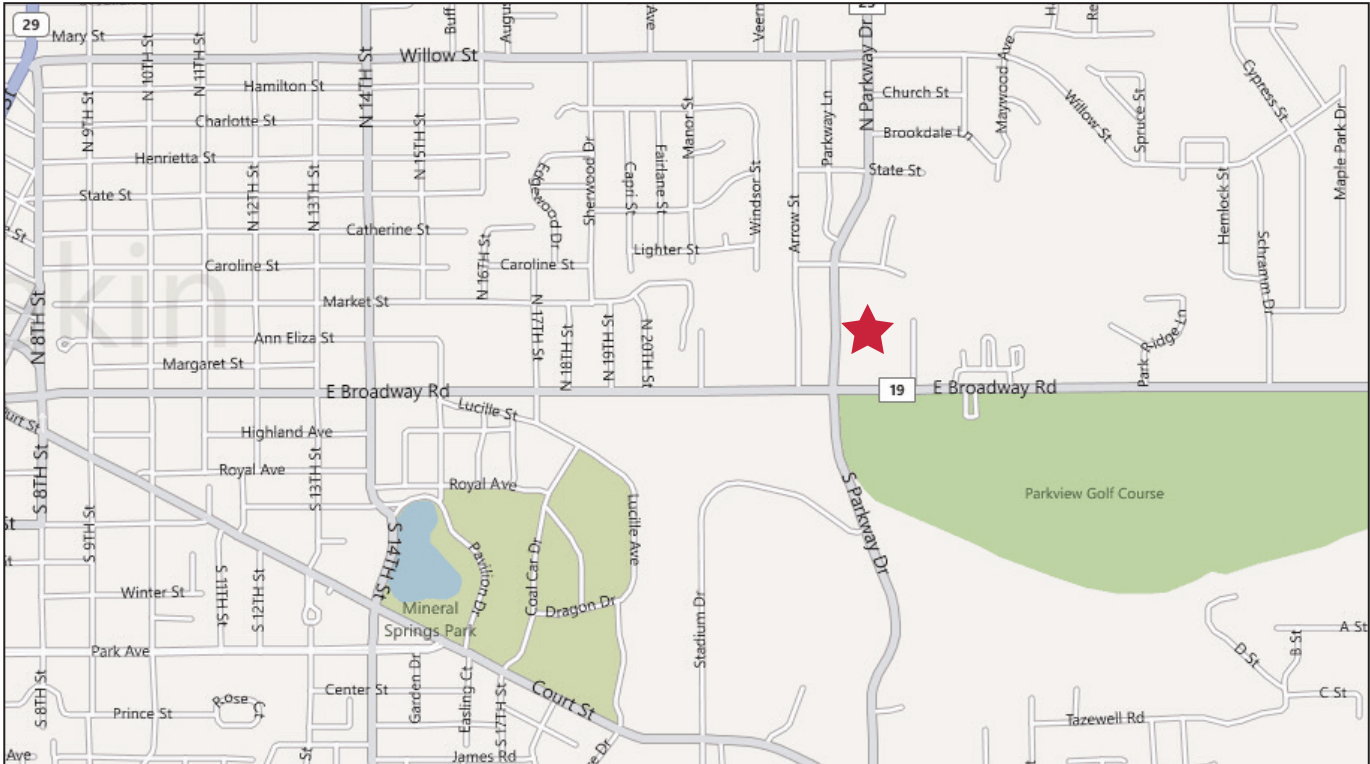
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VICINITY MAP



AREA DEMOGRAPHICS:

	2010			2015		
	1 mile	3 miles	5 miles	1 mile	3 miles	5 miles
Average Population:	11,514	36,946	46,838	11,480	37,119	47,164
Average Household Income:	\$54,629	\$59,227	\$60,725	\$62,468	\$68,347	\$69,843
Median Age:	37.5	39.0	39.4	38.0	39.5	40.0

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TRAFFIC COUNTS:

N on N Parkway Dr	14,100 cpd
S on N Parkway Dr	14,900 cpd
W on E Broadway	12,200 cpd
E on E Broadway	9,000 cpd