

REMODELED, CONTEMPORARY SPACE

PRIME MIDTOWN LOCATION



OFFERING SUMMARY

Available SF:	7,529 SF
Lease Rate:	\$17.00 SF/yr (NNN)
Lot Size:	0.611 Acres
Year Built:	1971
Building Size:	12,065 SF
Renovated:	2011
Market:	CBD
Submarket:	Midtown

LOCATION OVERVIEW

This is a prime Midtown location, one block north of the St. Anthony's Medical Campus, 1/2 block north of the Physicians and Surgeons Building and one block west of the Plaza Court. Fine dining and entertainment abound within a three block radius.

PROPERTY OVERVIEW

This contemporary styled building is suitable for multiple type Tenants looking for a choice Midtown location. The building is constructed of span steel with a stained brick and stucco skin. The landscaping is dramatic, featuring bamboo, horsetail, spirea and persian lavender. The space features an expansive glassline, multiple water sources and private free surface parking.

For more information please contact:

C. DEREK JAMES

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SPACES

BULLPEN AREA



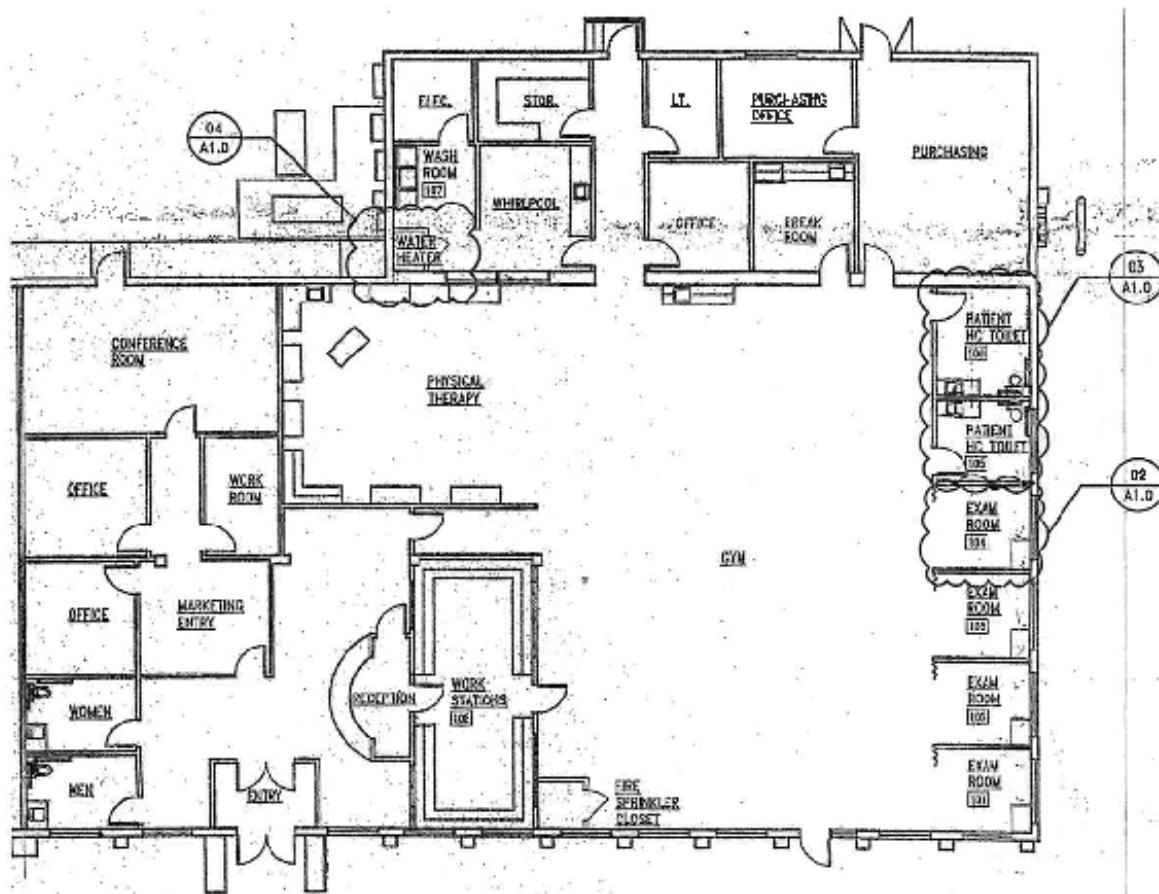
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MULTIPLE ENTRY/EXIT POINTS

FLOOR PLANS



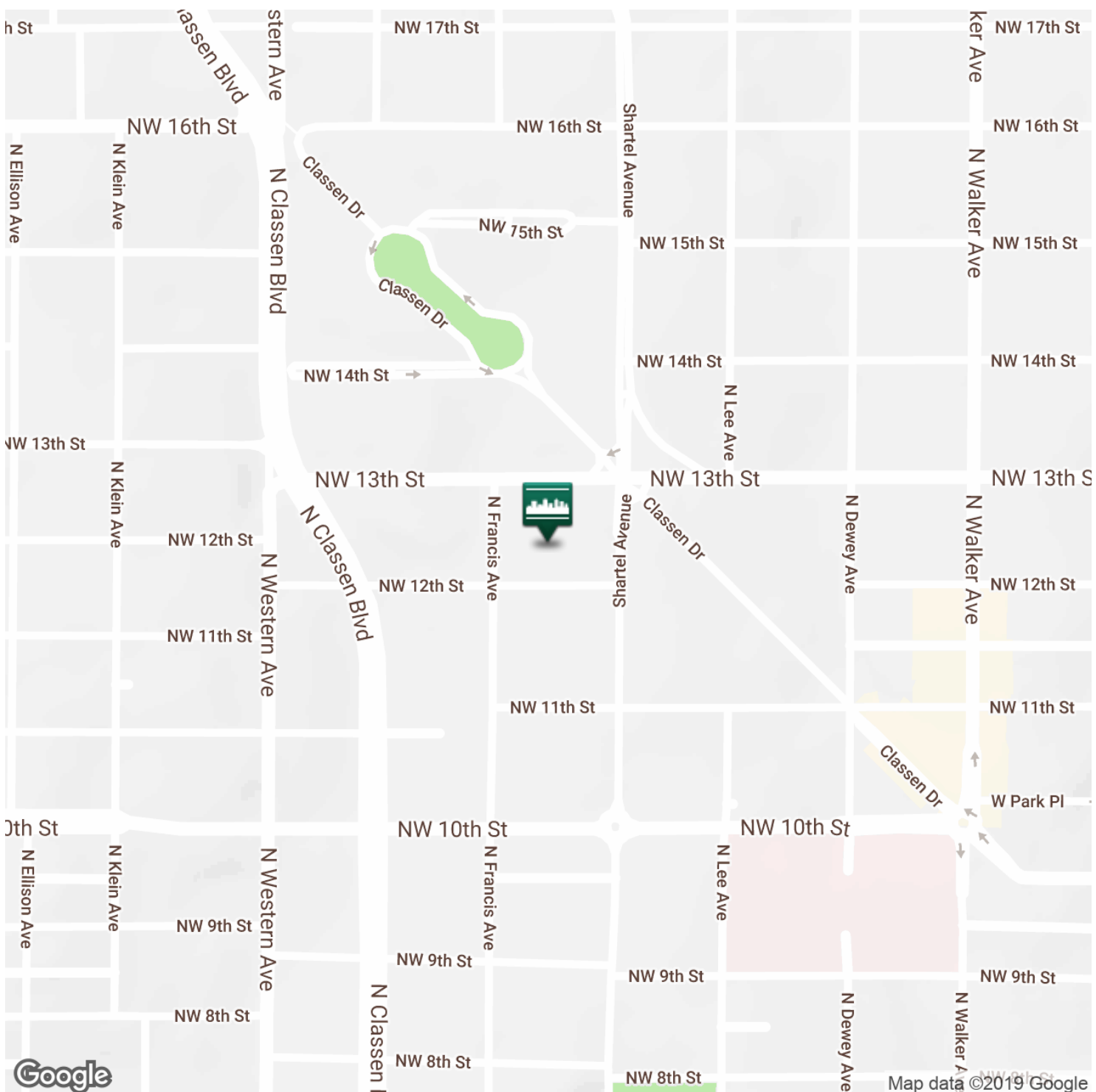
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MIDTOWN LOCATION

LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,279	78,630	205,105
Median age	33.5	33.6	33.8
Median age (Male)	34.7	33.7	33.1
Median age (Female)	31.0	33.5	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,256	32,400	82,231
# of persons per HH	2.3	2.4	2.5
Average HH income	\$61,727	\$46,997	\$47,308
Average house value	\$329,951	\$159,073	\$157,622

* Demographic data derived from 2010 US Census

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