



WILLING TO SUBDIVIDE - CALL FOR DETAILS

SPACE AVAILABLE:

Up to 77,694 SF

(Willing to subdivide - call for details)

*****SQUARE FOOTAGE TO BE VERIFIED**

PRICE:

\$19.00 SF NNN

HIGHLIGHTS:

- Highly visible office space just off Hwy 83
- Modern Design Finishes
- Abundant natural light throughout
- Elevator Access
- Grand Lobby Entrance
- One of a kind opportunity
- Willing to subdivide as low as 10,000 SF
- Private Offices
- Open area with extensive space for placing cubicles
- Ample Off-Street Parking
- Conference Rooms



Scott Ritter

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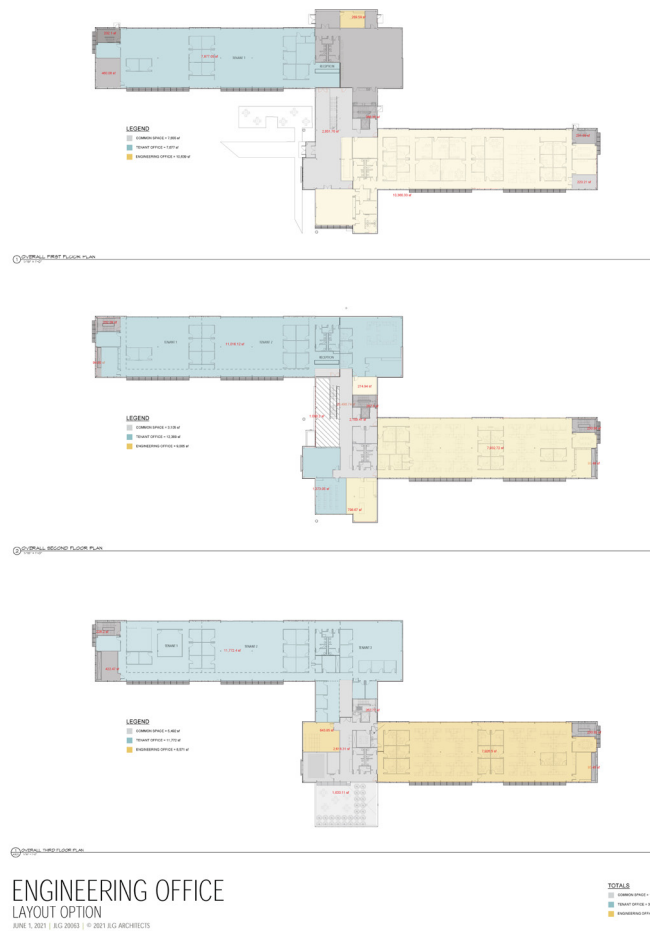
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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

PROPERTY DETAILS

Parcel ID: 1617-001-001
Legal: 43rd Avenue Comm Park 2nd Block 1 Lot 1
2022 Taxes: \$170,982.20
Specials: \$9,759.75 Installment; \$41,637.17 Balance
Zoning: RT
Lot Size: 377,196 SF
Building Size: 77,694 SF

FLOOR PLAN (BUILDING AS IS)



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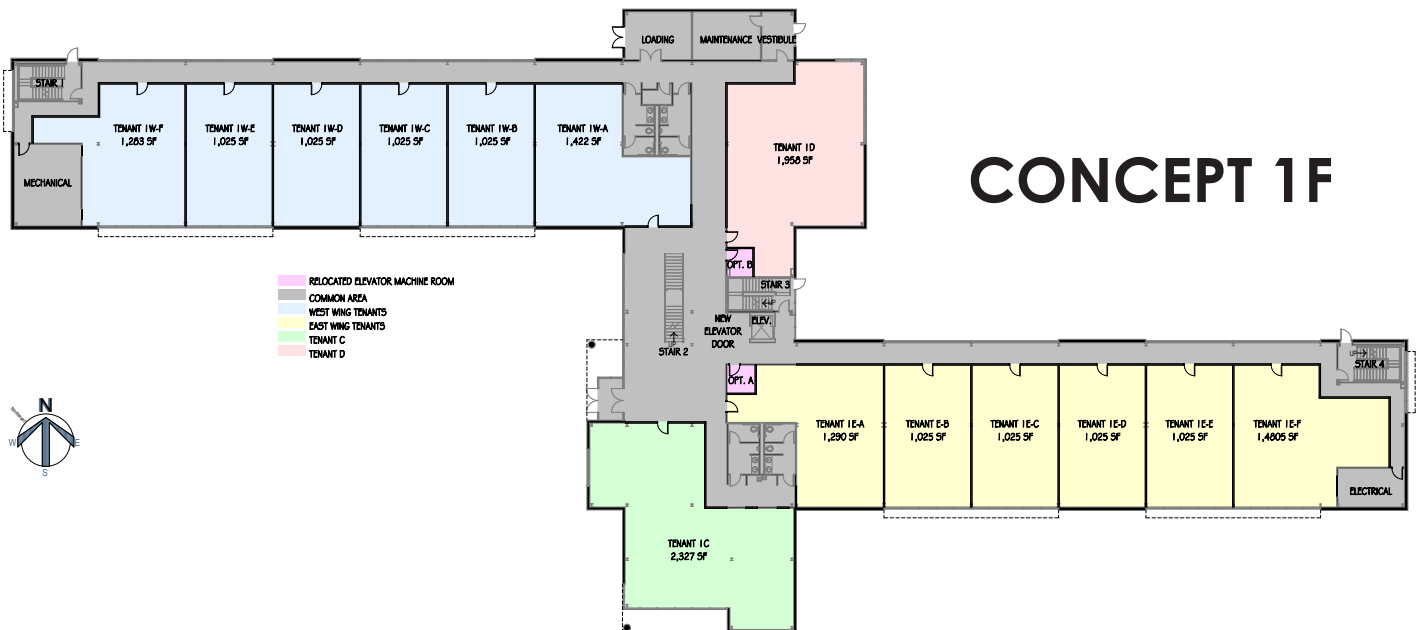
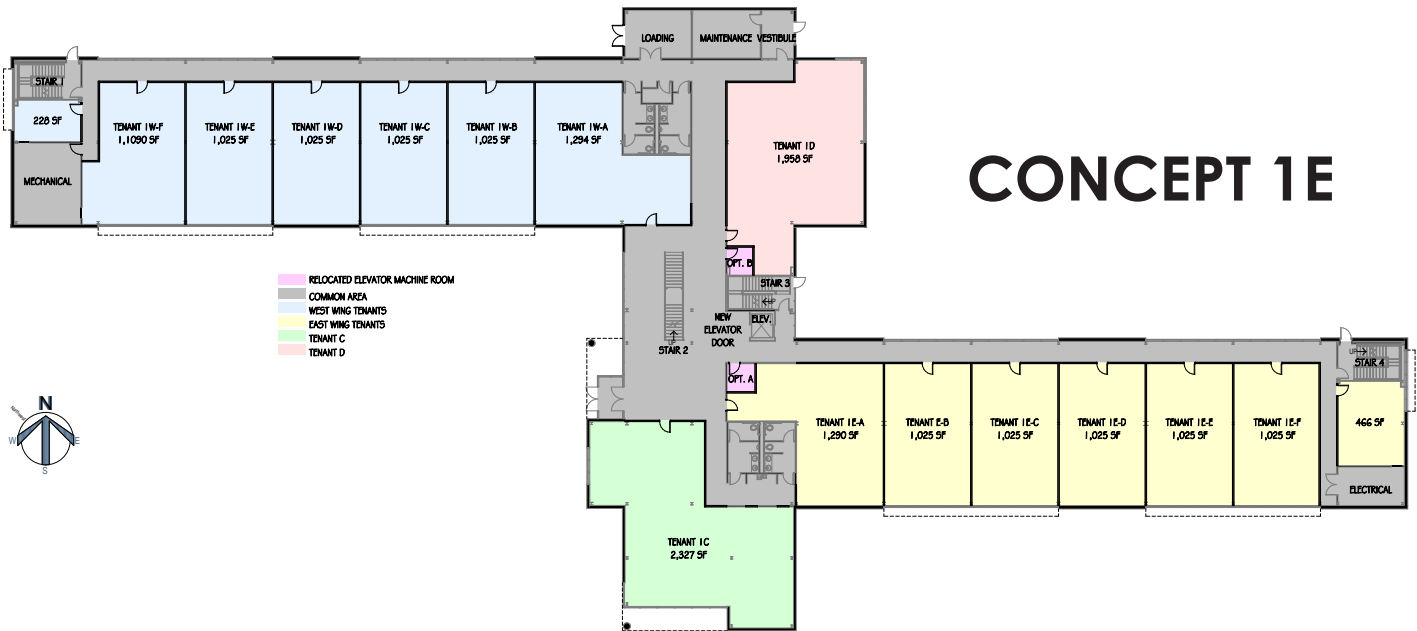


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PROPOSED FLOOR PLANS

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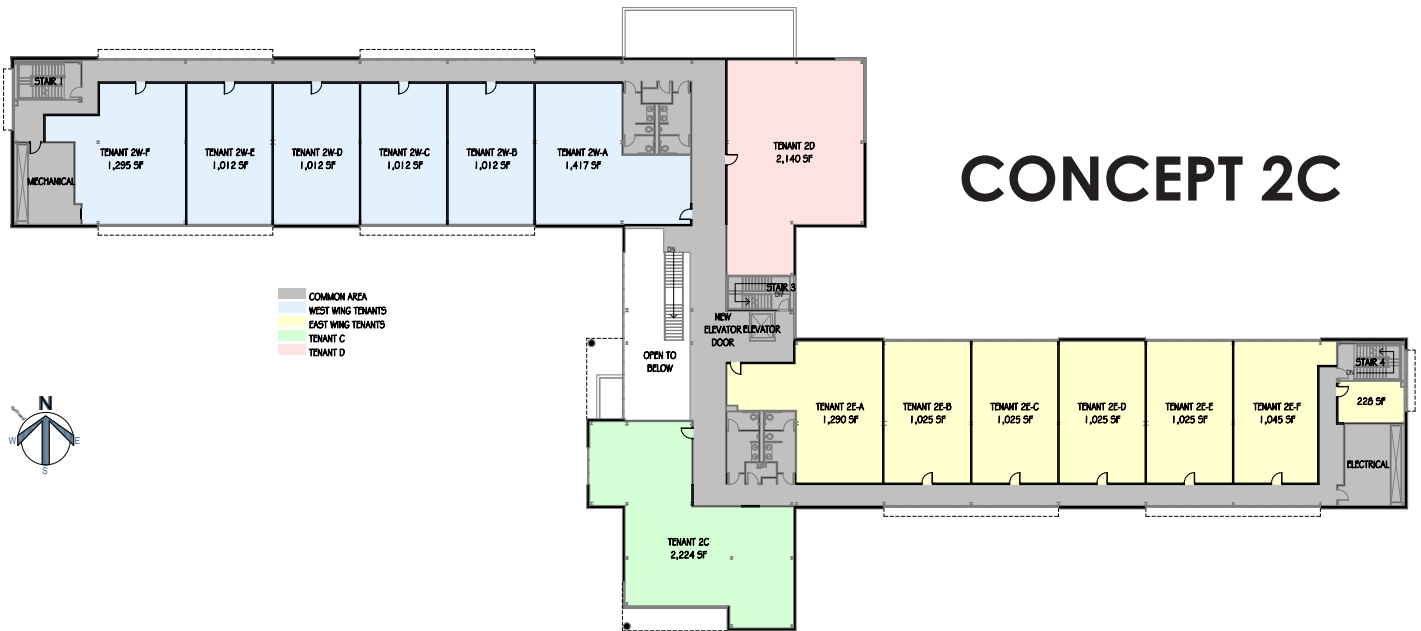
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PICTURES OF EXTERIOR BUILDING



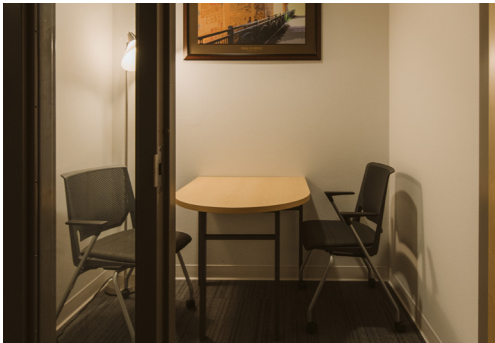
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PICTURES OF BUILDING AS IS



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LOCATION MAPS



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