



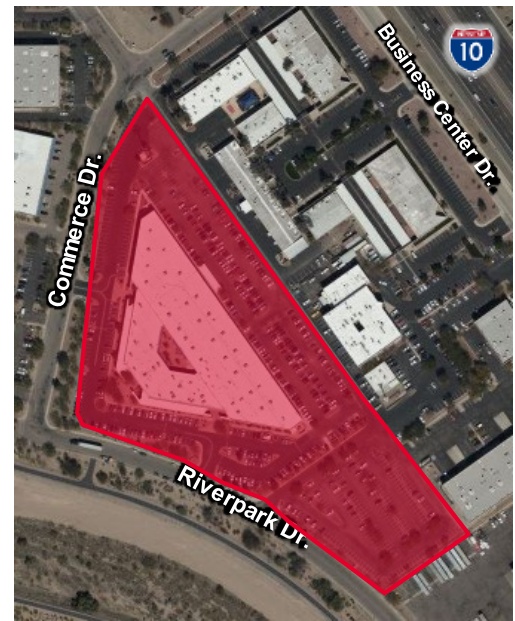
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**±4,000 - 24,938 SF Office/Medical/Flex Space**  
**Lease Rate: \$10.80/SF NNN**  
**CAM: Approx \$5.00/SF (Including Utilities)**  
**Sale Price: \$13,000,000**

**Property Features**

- Available now
- 100% air conditioned
- Divisible, please call
- Parking – 419 total spaces available
- Easy access to I-10
- Full height glass walls to interior landscaped courtyard
- UPS and backup generator
- Previously served by Fiber
- Located in Opportunity Zone
- User-investor opportunity

Property Details	
Building Size	91,706± SF
Available SF	Office/Flex: 24,938± SF
Site Size	±10.07 Acres (438,852± SF)
Power	277/480 volt, 3 phase (heavy)
HVAC	100% air-conditioned
Year Built	1985
Zoning	I-1
Parking	196 (7.8:1,000) Additional parking available
Possession Date	Immediate
Property Taxes	\$1.50 per square foot
Assessor Parcel No.	103-09-070C & 103-09-064B



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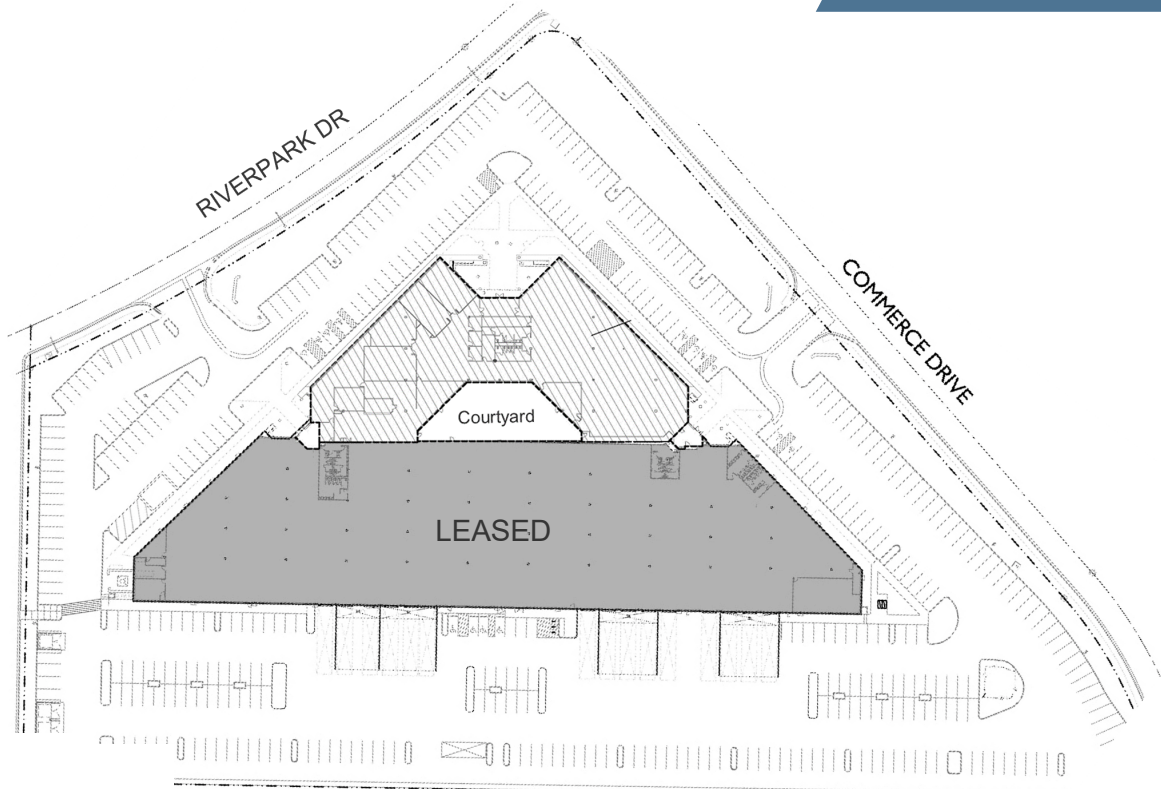
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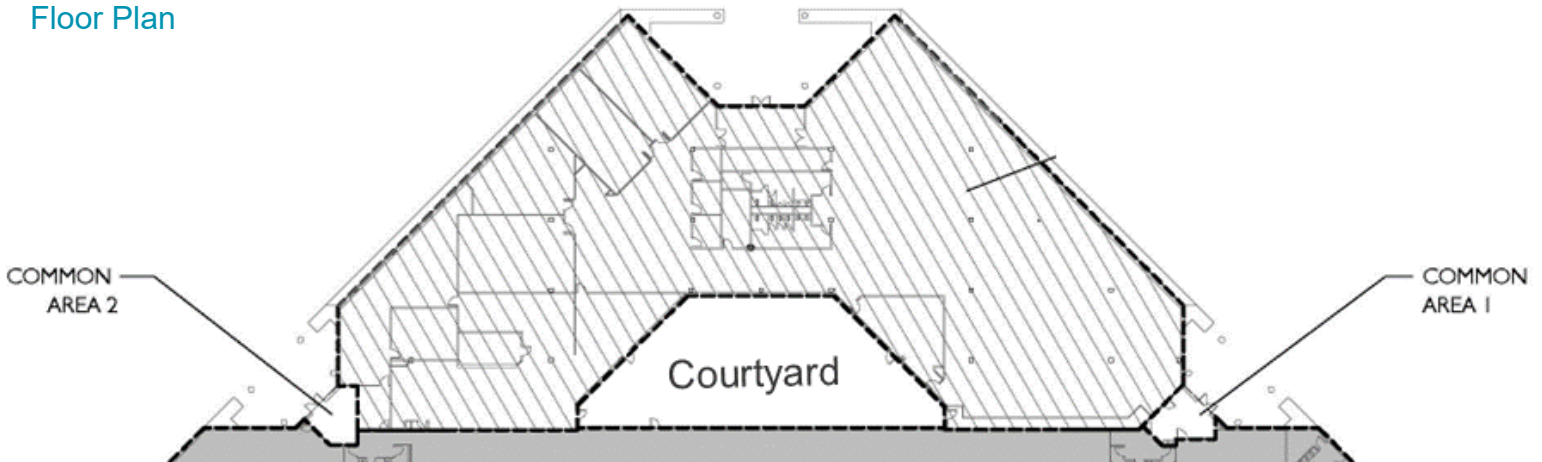
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Site Plan

OFFICE / MEDICAL / FLEX



Floor Plan



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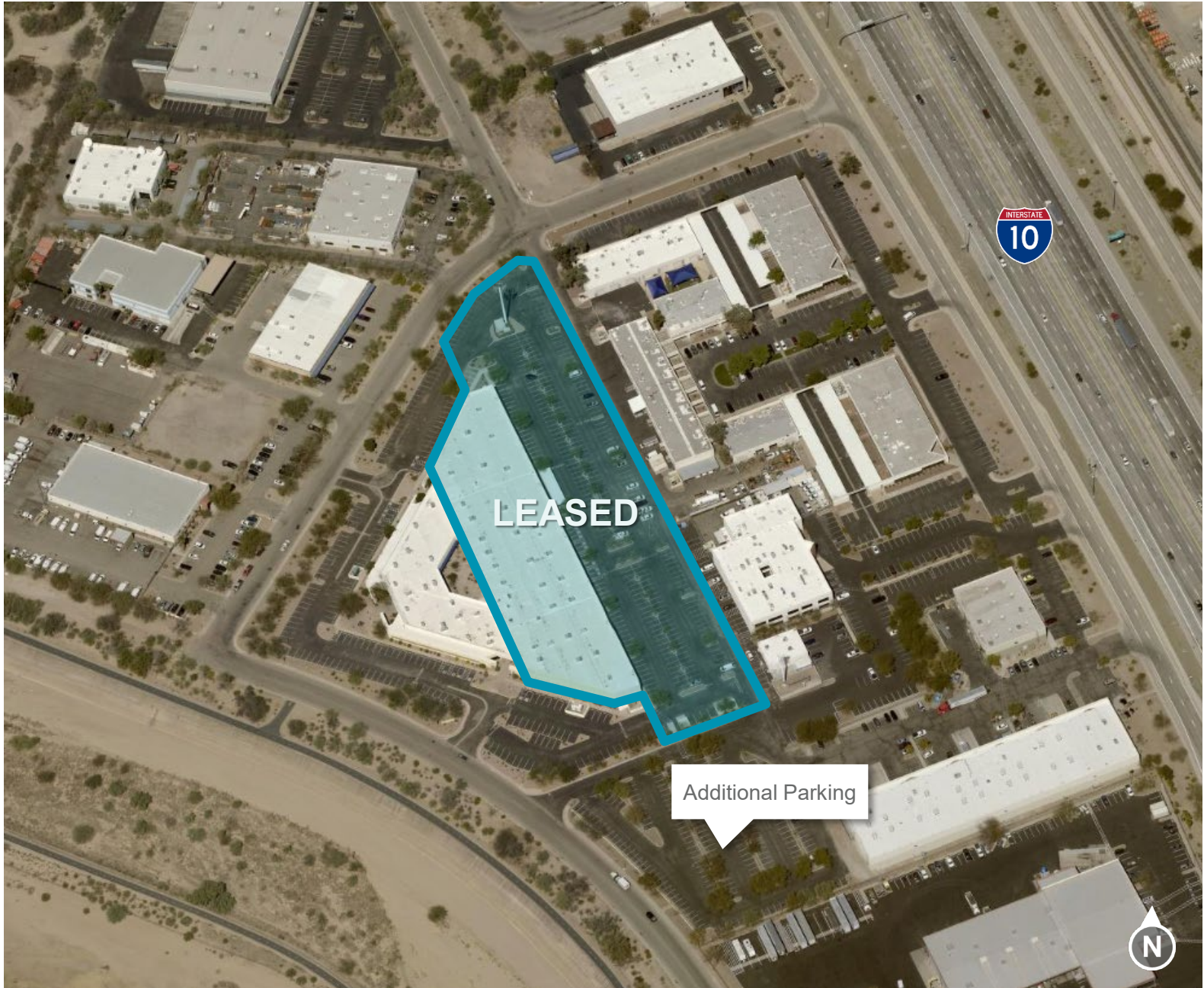
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\*Not to Scale

Aerial

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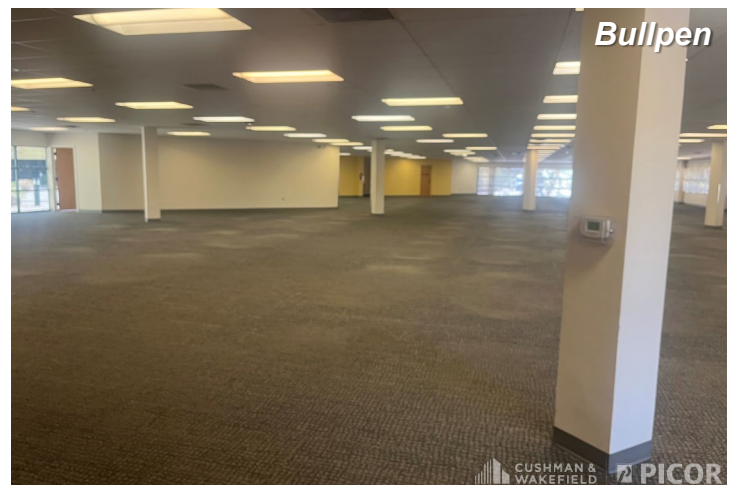
Property Photos

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Property Photos

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Nearby Employment Map

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Retail Trade Map

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