



FOR LEASE



#5, 409 FIRST AVENUE SW

GENERAL INFORMATION:

Total SF:	1037 sf	Possession:	Negotiable
Operating Cost:	\$7.60 / sf	Zoning:	CB
Lease Rates:	\$25.00 NET Escalating	MLS:	C1017719

COMMENTS: Excellent exposure on busy street with sign box that faces First Avenue. This 1040 sf space is full finished with six offices, one bathroom and a kitchen/lunch area. The offices have built-in shelving and glass windows to give an open feeling to the remainder of the office. Plenty of parking including street parking. The owner will consider leaving the phone system, alarm system (not monitoring) and office furniture. This space is move-in ready for the right tenant which will save those nasty tenant improvement costs.

RON ROBERTS

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