

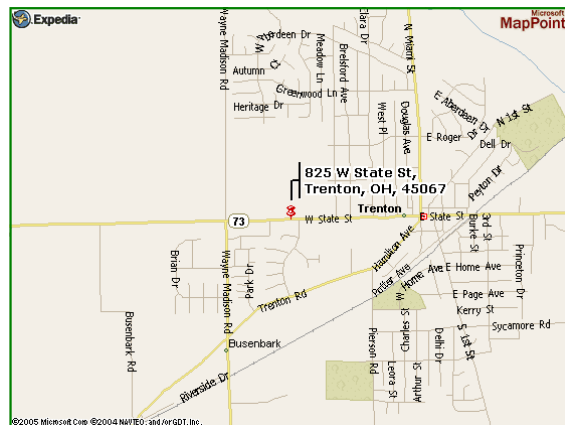
Capital Real Estate Partners, LLC

AVAILABLE FOR LEASE

Quality Office / Retail Property



- Available April 1, 2008
- **Aggressive lease rate at \$6 / sf NNN!**
- Retail, office uses both possible
- On building and Monument signage
- 14,950 square feet in total
 - Main floor — 11,200 sq. ft.
 - Upper floor — 750 sq. ft.
 - Basement — 3,000 sq. ft.
- Brick façade, renovated exterior
- New roof, newer mechanicals
- Main signage on Pylon Sign
- Abundant parking
- Includes fixturing, phone system, security system w/cameras, conveyor system to basement storage, coolers



For further information, please contact:

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Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.

