

OFFICE SPACE FOR LEASE



Property Highlights

- Frontage on Stringfellow Rd., the main thoroughfare in St. James City
- Potential access to the connected lot for a combined office and outdoor area
- Very Large parking lot with additional land for lease
- New Pylon signage
- Continued development in the area
- Proximity to Pine Island Road
- Security system in place
- Built out for professional or medical office tenant
- Spaces can be combined
- Renovated Kitchenette #1
- Renovations Completed:
 - Landscaping-In/Out Paint-Pylon Sign -

PROPERTY	DETAILS
Building RSF	9,962 SF
Available SF	997-1,997 SF
Leasing Rate	\$13.50 Gross
Lot Size	2.76 Acres
Parking Ratio	4.22/1,000 SF
Frontage	Stringfellow Road
Zoning	CS-1
Year Built	2004
Parcel #	03-45-22-00-00002.004C

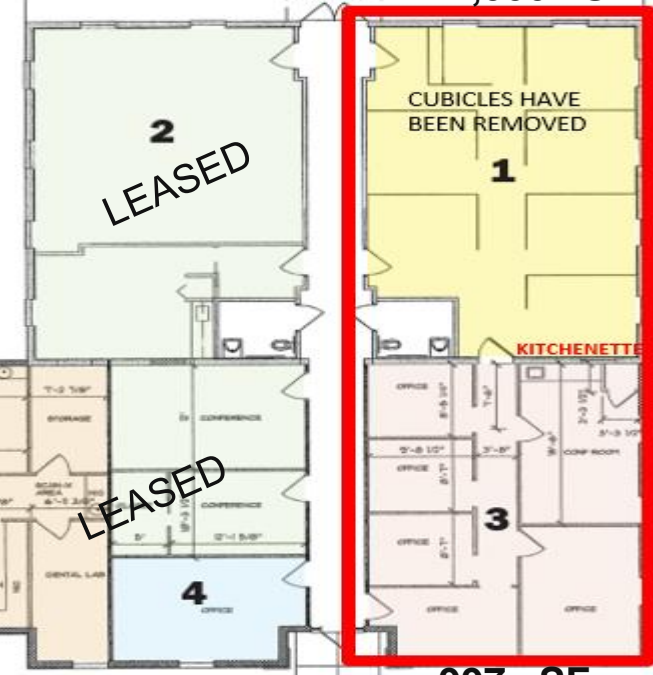
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Main Entry
ENTRY 1,000± SF



#1 Open Office



#1 New Kitchenette



#3 Office



#3 Kitchen and Storage Area



Stringfellow Rd – Pylon Sign

