



#### FEATURES:

- 18,923 Sq. Ft. building situated on 36,939 Sq. Ft. site
- Masonry construction with built-up/flat roof
- Forced Air
- Zoned B-1; Central Business District
- 72' x 171' parking lot behind building, plus 97' x 144' lot next to building
- Additional income from Enterprise Car Rental; financial information and rent roll available upon request
- Sale Price: \$1,600,000

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#### LEASING DETAILS

<u>Suite #</u>	<u>Avail. SF</u>	<u>Lease Rate</u>	<u>Amenities</u>
300	+/- 2,024	\$2,200/mo.	Reception & secretarial space; 5 private offices & kitchen area
11	+/- 1,532	\$6.00/sq. ft.	Reception; conf. rooms; 3 small offices on GL
12	+/- 258	\$6.00/sq. ft.	Large 1-room office w/ ceramic tile on GL
14	+/- 580	\$6.00/sq. ft.	Reception; office & small storage on GL
16	+/- 262	\$6.00/sq. ft.	Large 1-room office on GL

NOTE: All leases are triple net. Smaller suites may be combined.

President's  
Place