



**4,292 SF FREESTANDING OFFICE BUILDING**  
**NEWLY REDUCED RATES**

*Lease Rate: ~~\$12.00 MG~~ **\$10.50 MG***

*Purchase Price: ~~\$349,900~~ **\$315,000***

- Modern Two Story Offices
- Kitchenette
- 3 Private Offices
- Generous Bullpen Area
- Potential Multi-Tenant Space
- Zoned B-3
- Parking for 16 Vehicles
- Minutes to I-290/1-294

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