

## FOR LEASE

### Office Space 475 SF *Excellent Exposure*

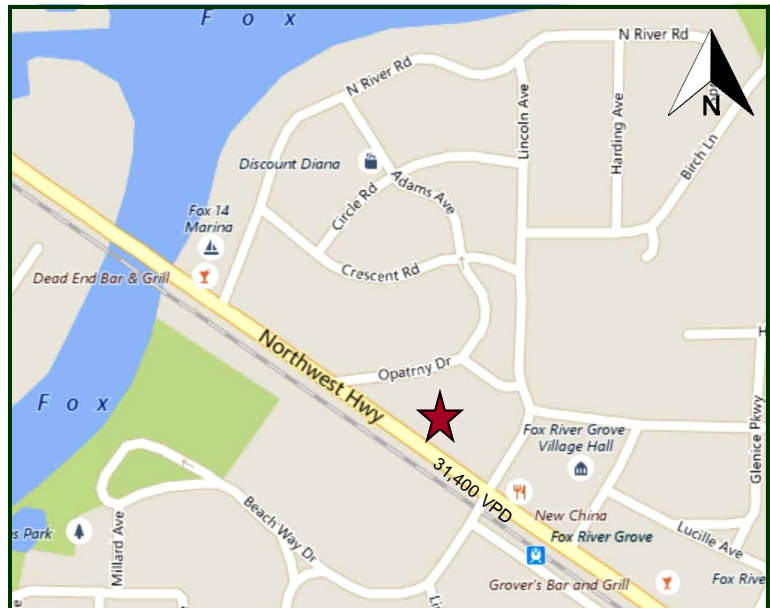
Small office space on busy Route 14. Part of a mixed use building. Handicap accessible, large private bathroom and one private office. Utilities (gas and electric) are included in the rent! Scavenger service prorated. Potential signage on Route 14. Parking lot in rear plus street parking. Ideal for insurance agent, accountant or attorney. Exposure to over 31,000 cars per day!

#### PROPERTY SPECIFICATIONS

Description:	Office Space in Mixed Use Building
Building Size:	3,000 SF
Year Built:	Remodeled 2002
HVAC System:	GFA / Central Air
Electric:	100 amps
Sprinklered:	No
Washrooms:	1 Handicapped
Flooring:	Carpet / Tile
Ceiling Height:	8'5"
Possession:	Negotiable
Parking:	(2) Rear plus street
Sewer/Water:	City
Zoning:	B-2
CAM & Taxes:	Included
Utilities:	Included (Gas & Electric) Scavenger service prorated.
Lease Term:	Negotiable
Lease Price:	\$575/mo. Gross (\$14.53 psf)



MLS: 09475260



Directions: Route 14, west of Lincoln Avenue next to Mastertech.

PIN: 20-18-481-006

January 15, 2018

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Measurements are Approximate