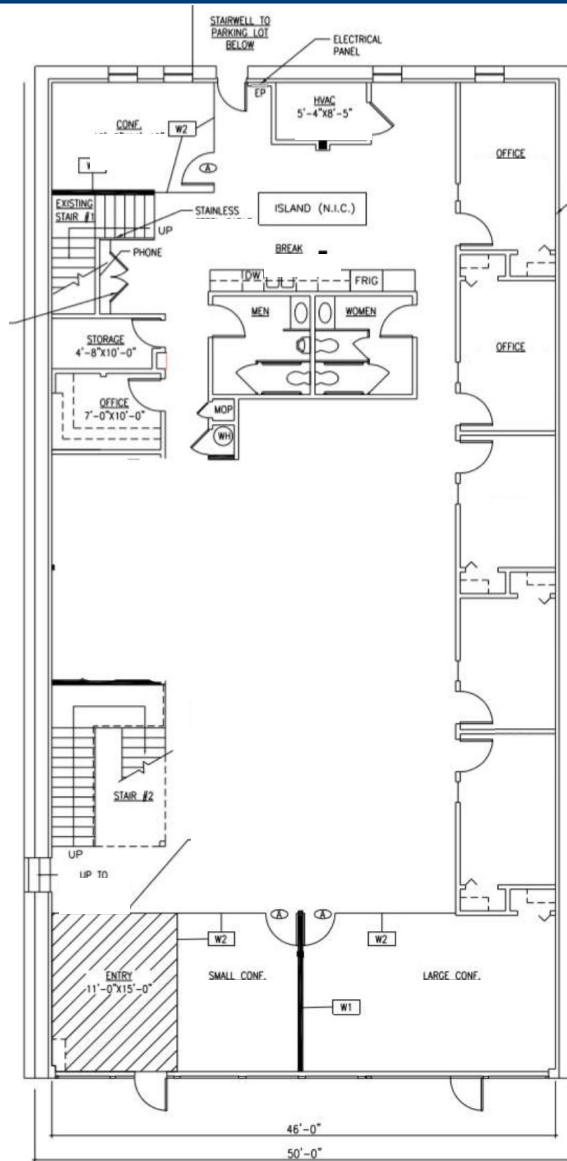


NEWLY RENOVATED BRICK AND BEAM OFFICE BUILDING AVAILABLE FOR SUB LEASE

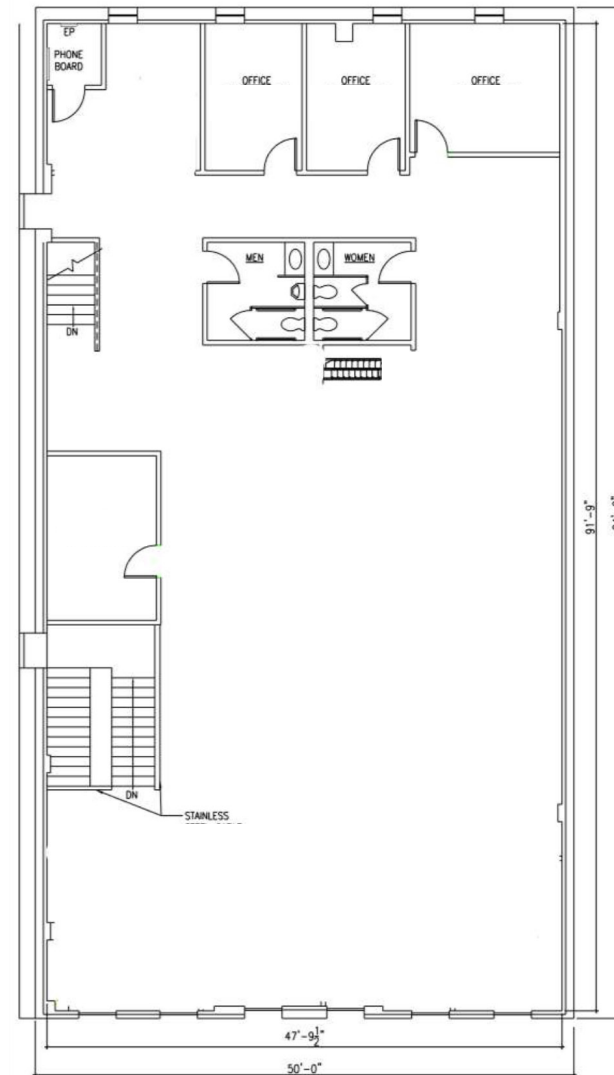
- 4,700 – 9,400 square feet available.
- \$18 per square foot modified gross with 2% annual increases.
- Term runs through November 30, 2024.
- Ground floor includes 2 small conference rooms and one large conference room, 5 private offices, large open area, nice break room, and 2 restrooms.
- Top floor has a wide open layout with 3 private offices on the backside of the building, break area, and 2 restrooms.
- On-site parking lot off of Morris Avenue with private access to the building from the rear - 14 spaces.
- Steps away from the Atomic, Wine Loft, Founder's Station, Mercantile on Morris, and 2nd Ave North restaurants.







FIRST FLOOR



SECOND FLOOR

