



#### OFFERING SUMMARY

##### Available Space

Building A-2:                      ±2,075 RSF  
   \$2,050 / month  
   + \$50 / month CAM  
   Rent increases 3% annually

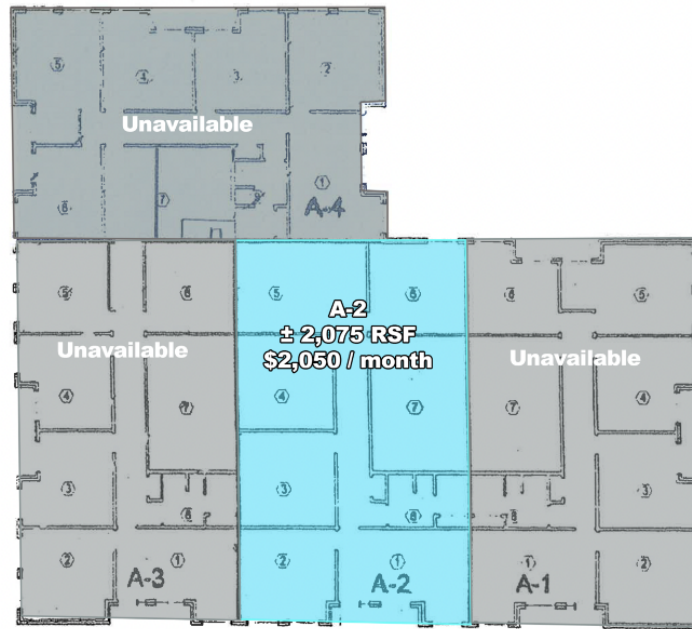
#### LOCATION OVERVIEW

Located a half mile west of the Broadway Extension, on Memorial Road.

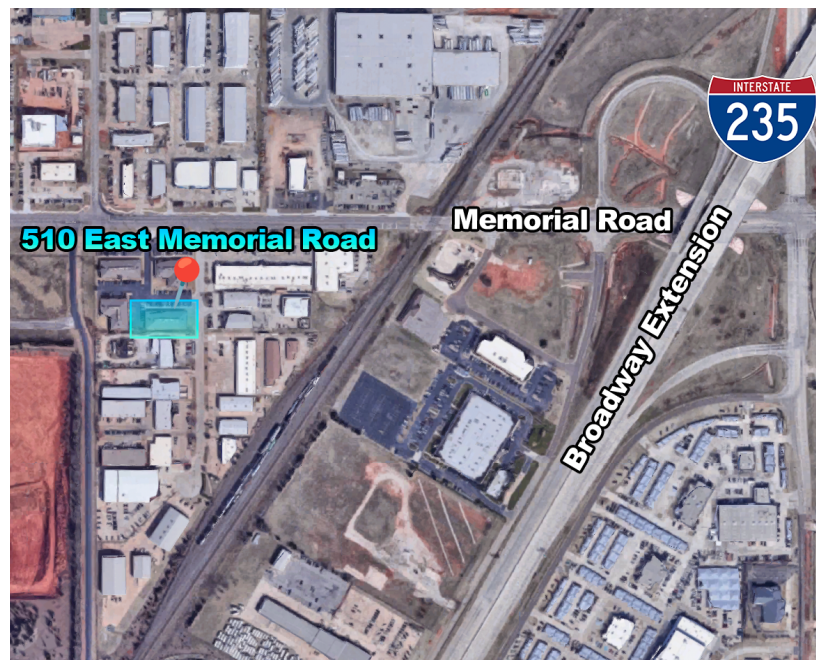
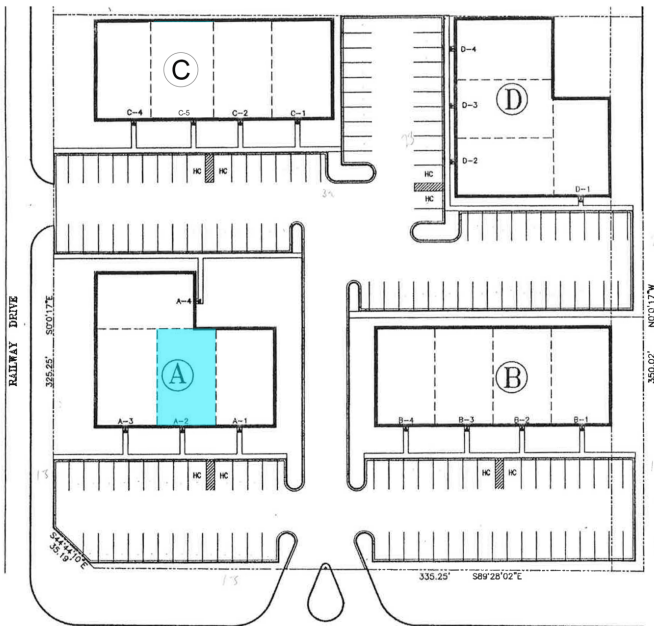
#### PROPERTY HIGHLIGHTS

- Tenant pays utilities direct to provider plus tenants share water/sewer/trash
- This beautiful garden office property consists of 4 buildings totaling about 32,000 SF
- Abundant parking adjacent to the office
- Restaurants within walking distance
- Tenant controls heat & air conditioning
- Landlord responsible for maintenance

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**Building A**



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