

Lease Rate:

NNN Rate:

Unit N-11: 2,003 SF | \$23.00/SF NNN

\$13.30/SF

Unit S-4: 1,200 SF | \$20.00/SF NNN

(2024 estimate)

TWO UNITS FOR LEASE—CENTRALLY LOCATED IN FIRESTONE

- Unit N-11 consists of open-plan dining area, private restrooms, kitchen, and bar (available 10/1/24)
- Unit S-4 consists of 2 private offices, kitchenette, private restroom and storage area (available now)
- Anchored by Safeway and surrounded by other highly trafficked retail amenities such as Ace Hardware, Big O Tires, Subway and more
- Prominent monument and building signage available
- Ample on-site parking in large shared lot

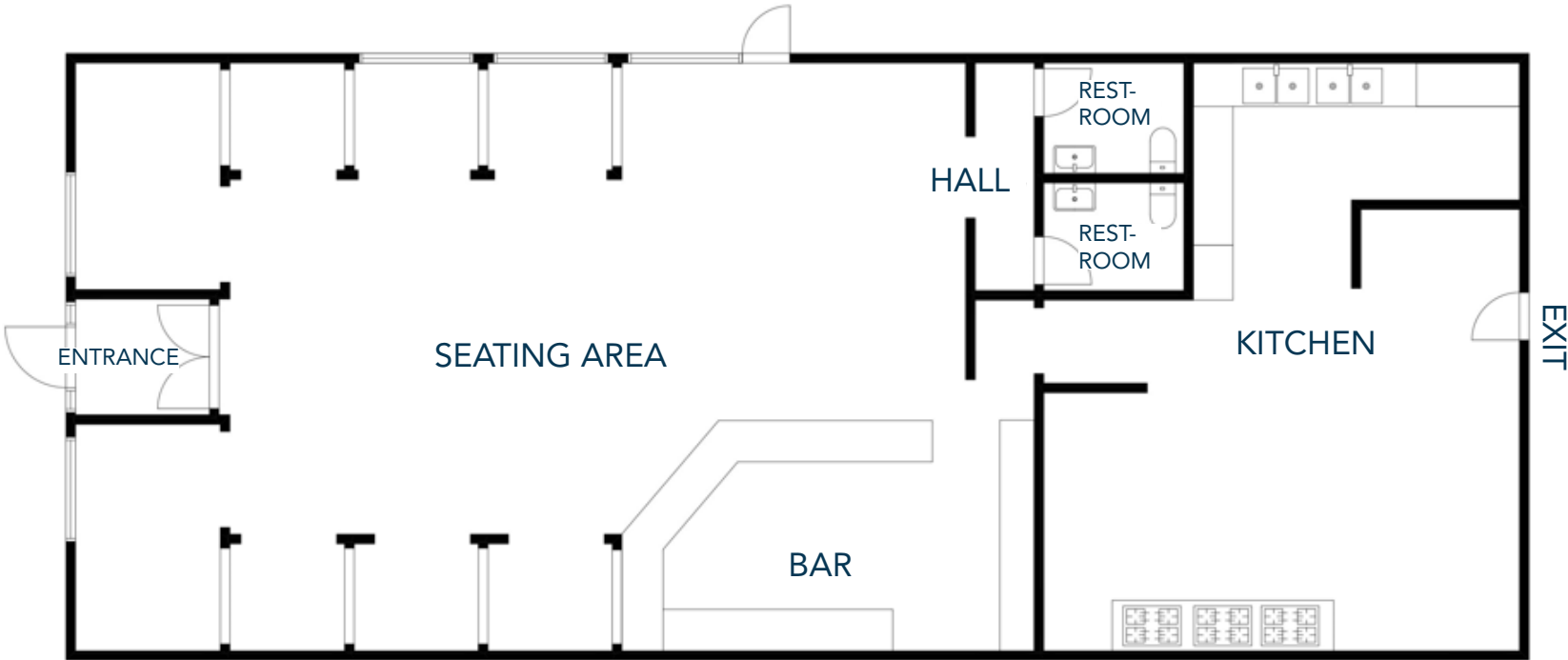




# UNIT S-4

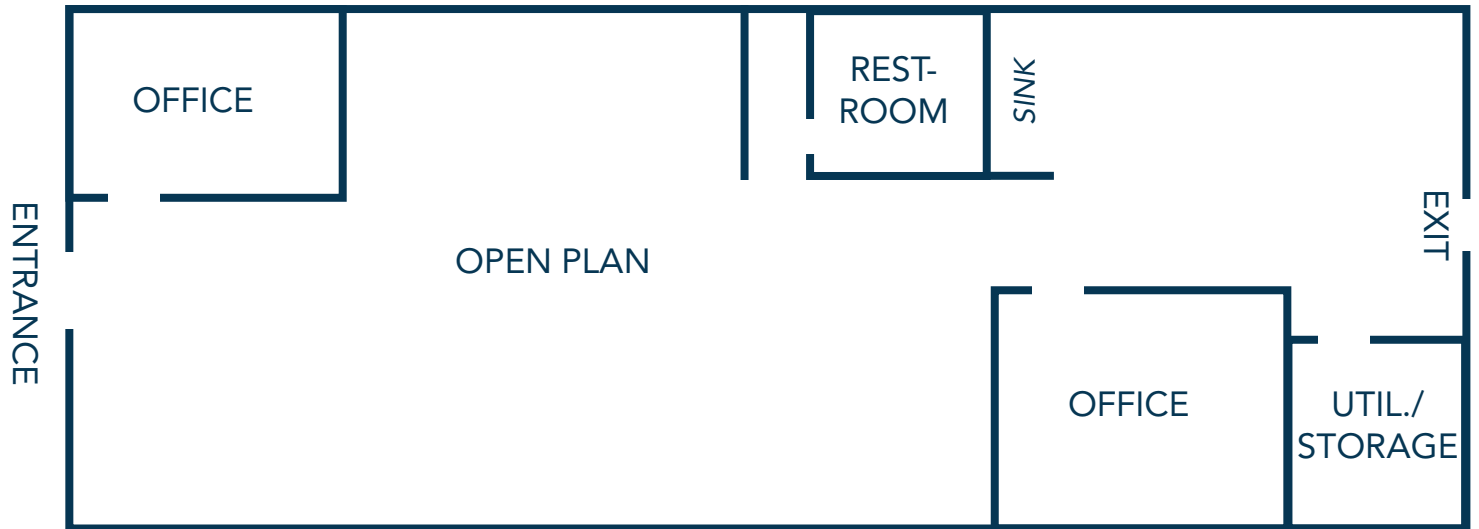


# FLOORPLANS



UNIT N-11

UNIT S-4



# AERIAL VIEW



## AREA MAPS



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.