

FOR LEASE

Property Description

UNIVERSAL LOFTS FOR LEASE IN WEST TOWN

GOOD MIX OF OPEN SPACE & PRIVATE OFFICES

- FULTON MARKET/RIVER NORTH QUALITY AT DISCOUNTED PRICES
- FURNITURE CUBES AVAILABLE
- FULL HVAC & SPRINKLERS
- SECURE PARKING
- CONCRETE AND TIMBER LOFT COMPLETELY RENOVATED
- ROOFTOP DECK WITH SKYLINE VIEWS
- PROFESSIONAL MANAGEMENT ON SITE
- 12' - 14' SANDBLASTED CEILINGS WITH EXPOSED BRICK WALLS
- 4 LOADING DOCKS
- 3 ELEVATORS IN BUILDING

Property Details

LEASE PRICE: **\$13**

MINIMUM RENTABLE SQ FT: 2,629

MAXIMUM RENTABLE SQ FT: 5,493

LEASE TYPE: Net

ZONING: M

BUILDING SQ FT: 150,000

DETAILS:

Unit 120: ±2,795 RSF - This unit has 3 private offices and 1 open shop space/storage/office. Full HVAC. Located right off loading docks.

UNIT 210: ±2,629 RSF - This unit has a kitchen and large open space.

UNIT 301: ±3,729 RSF Open office with 5 private offices/conference rooms and a kitchenette.

UNIT 321: ±5,493 RSF Open office with 6 private offices/conference rooms and a kitchenette and bar.

RENTAL RATE: \$12.50 PSF NNN

TAXES: \$5.44 PSF

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COMMERCIAL, OFFICE

700 N. SACRAMENTO BLVD.

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OPERATING EXPENSES: \$3.93 PSF

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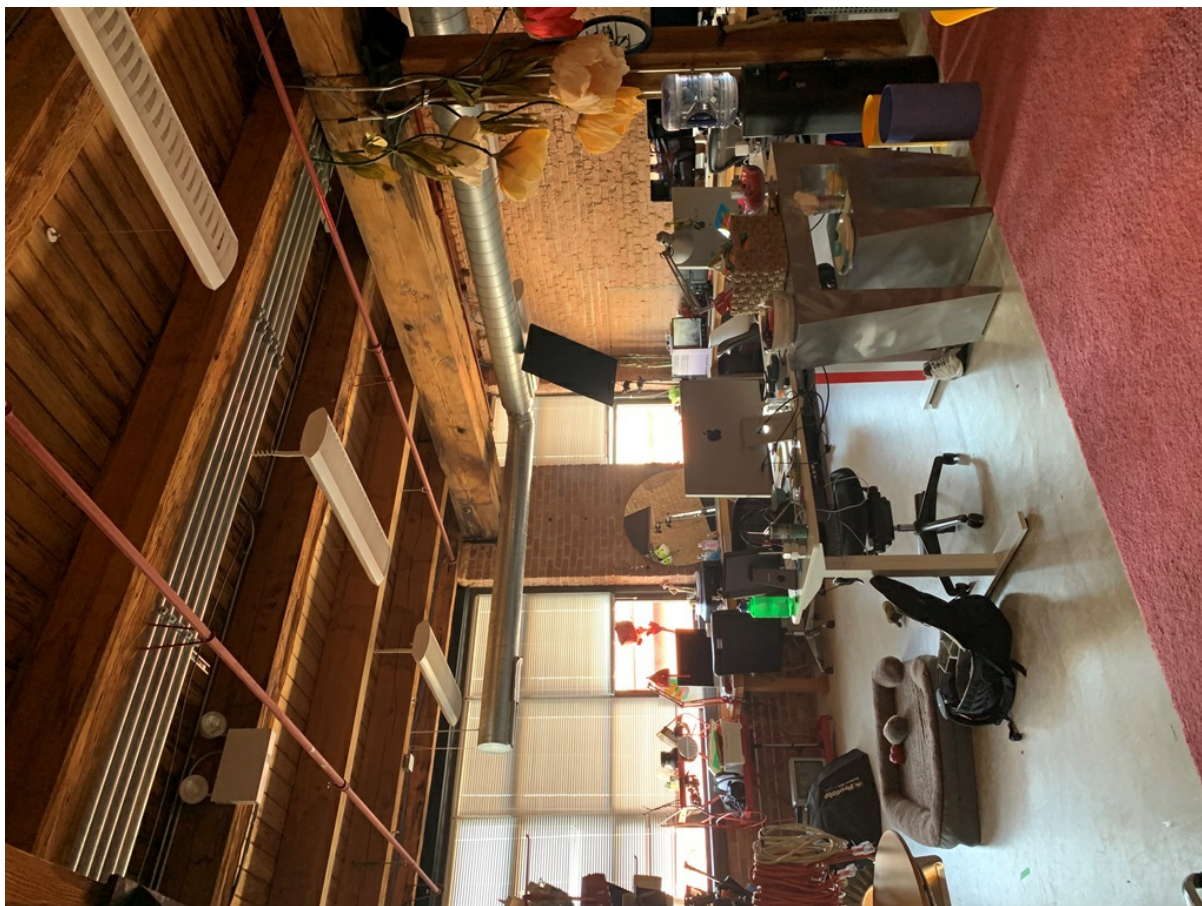
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