



**AVAILABILITY**

SPACE AVAILABLE	1,092 RSF
LEASE RATE	\$33.00/ RSF / NNN
EXPENSES	\$19.69 / RSF
TERM	SUBLEASE THROUGH FEBRUARY 28, 2021

**PROPERTY FEATURES**

- Tremendous window frontage with excellent exposure along 9th Street
- Over 17,000 vehicles per day at the corner of 9th & Walnut
- Several amenities within walking distance including the St. Julien Hotel and the Pearl Street Mall
- Covered parking available on-site. Space includes 2 spaces for an additional \$300/month
- Additional on-site storage unit included

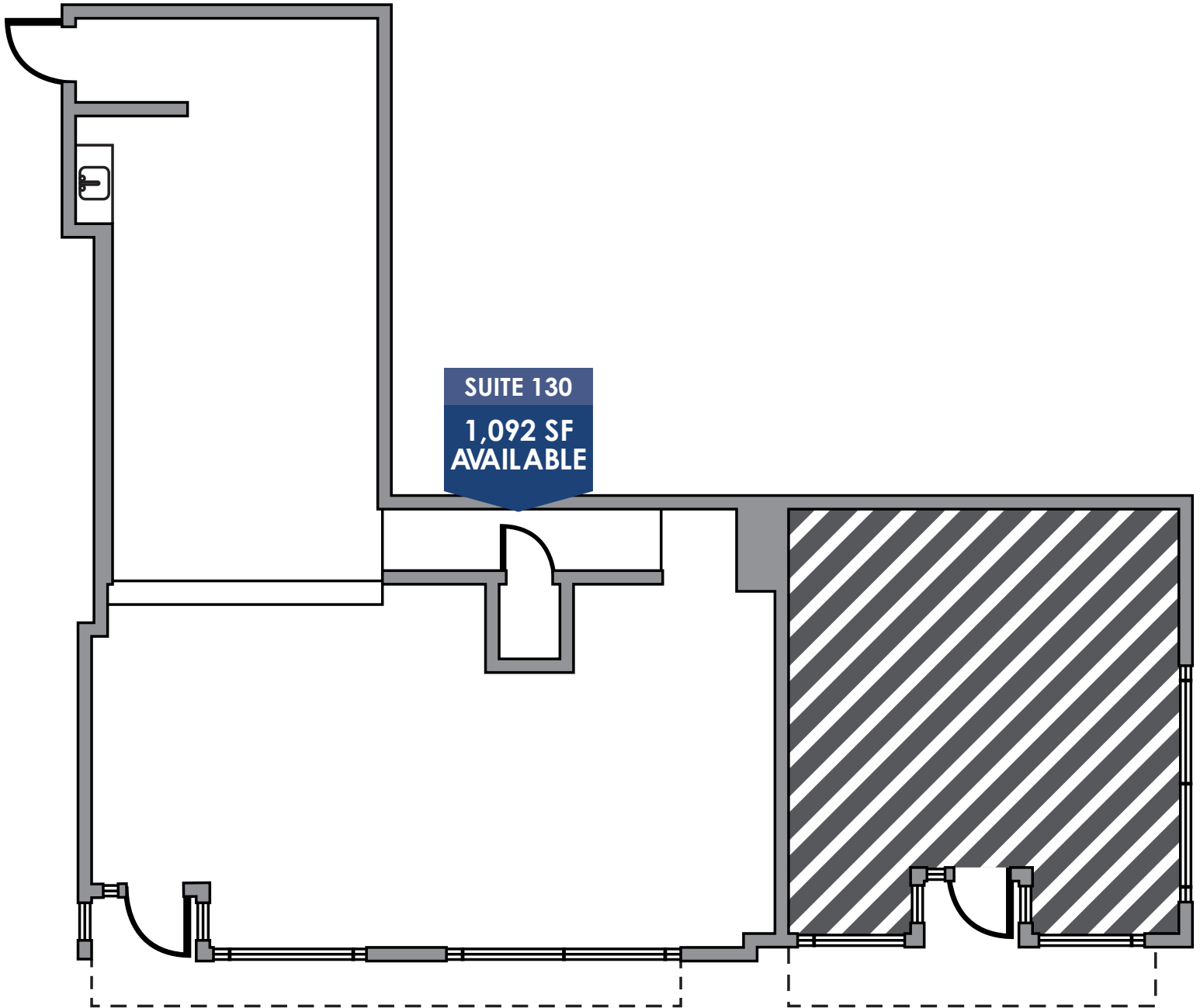


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