



OFFICE  
LEASE

# Belldtown Office Space

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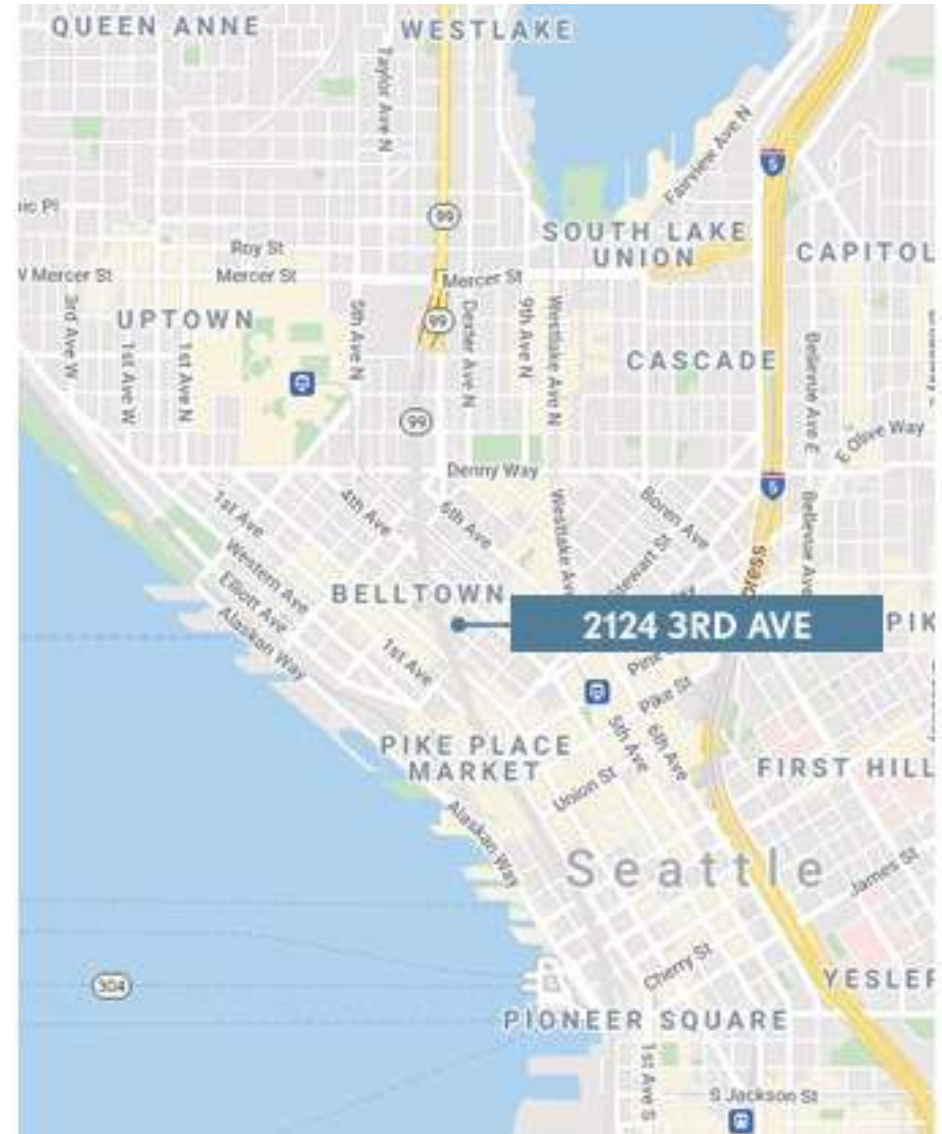
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**AYERS**  
COMMERCIAL  
— GROUP —

# PROPERTY FEATURES

|                     |                  |
|---------------------|------------------|
| YEAR BUILT          | 1946             |
| LEASE TYPE          | Gross            |
| WATER/SEWER/GARBAGE | Included in NNN  |
| ELECTRICITY         | Included in Rent |
| PARKING             | Street Parking   |
| Heating/HVAC        | Yes              |



# AVAILABLE SPACE

| Suite | Square Feet | Monthly Rent | Notes                                                                                                                                                                                                                                                                                                                                                            |
|-------|-------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 201   | 662         | \$1,379      | Small, mostly open office space with plenty of natural light. Located on the 2 <sup>nd</sup> floor of the building, the floor is shared with a small architectural firm and enjoys a newly installed, filtered and upgraded AC unit. Shared small kitchen area and two bathrooms with the firm. Suite 201 has its own entry from the main hall on the 2nd floor. |