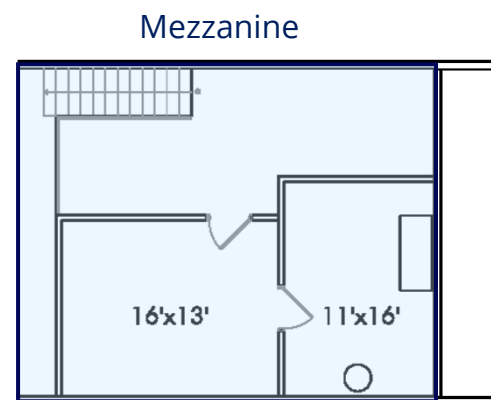
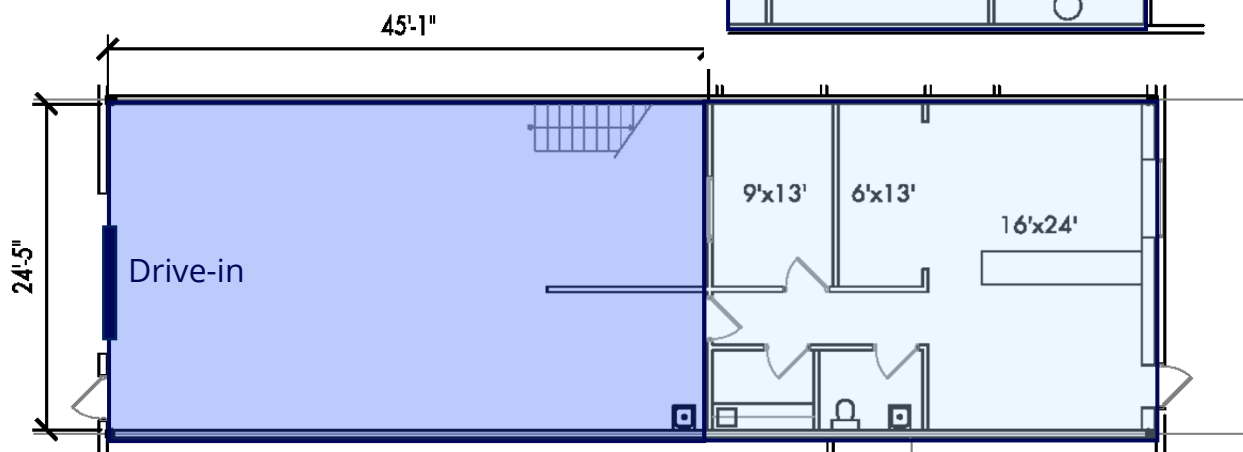
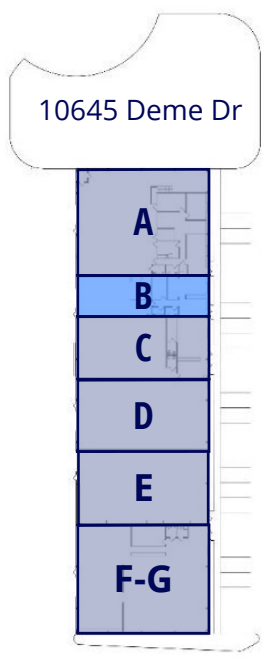


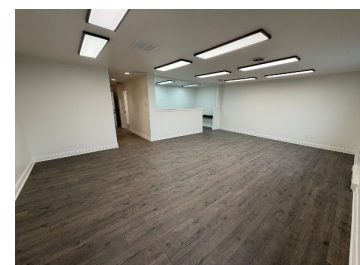
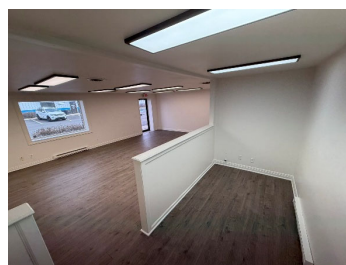
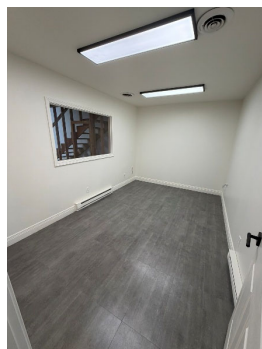
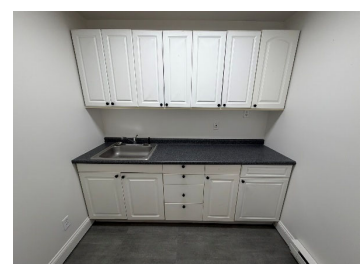
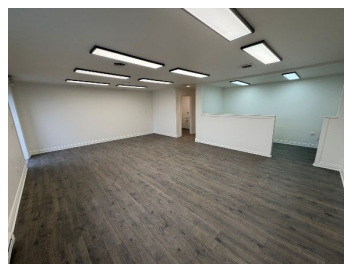


Suite B | 10645 Deme Dr

± 2,000 SF total
 ± 800 SF office
 (1) 12' x 14' drive-in
 16' - 18' clear height



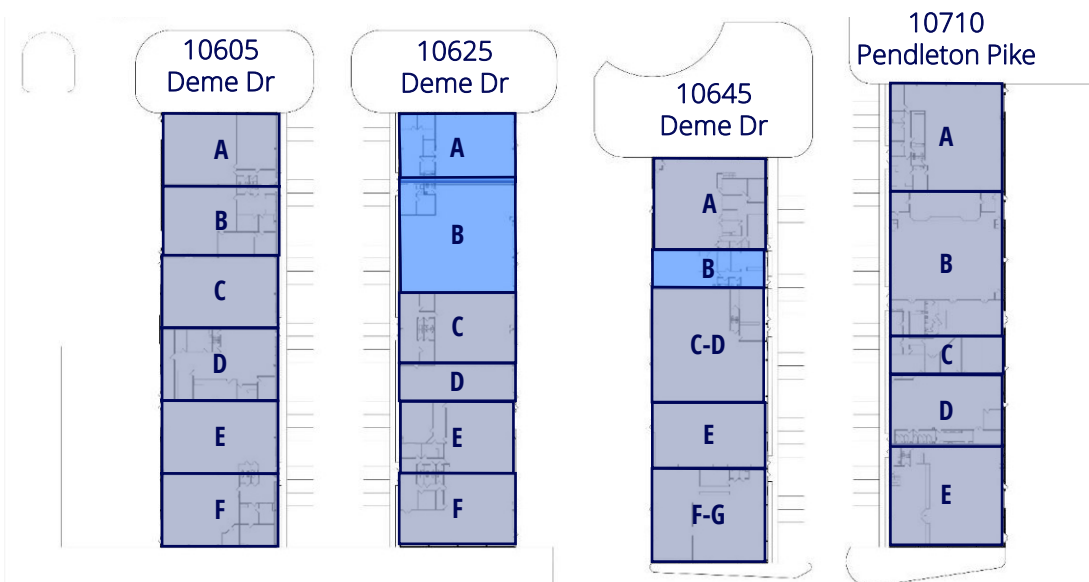
 Office Area
 Warehouse Area





Lease Availabilities

Building	Unit	Total SF	Office SF	Clear Height	Docks / Drive-ins	Rate	OpEx	Comments
10625 Deme Drive	A	± 4,000	± 700	16' – 18'	1	\$10.75 / SF NNN	\$ 2.50 / SF	• Available Now – End cap
10625 Deme Drive	B	± 5,522	± 1,000	16' – 18'	2	\$10.75 / SF NNN	\$ 2.50 / SF	• Available Now
10625 Deme Drive	A-B	± 9,522	± 1,000	16' – 18'	0 / 3	\$10.25 / SF NNN	\$ 2.50 / SF	• Available Now
10645 Deme Drive	B	± 2,000	± 800	16' – 18'	0 / 1	\$10.75 / SF NNN	\$ 2.50 / SF	• Available Now



Tony Hupp
+1 317 713 2116
tony.hupp@colliers.com

Ryan Kelly
+1 317 713 2118
ryan.kelly@colliers.com

