



OFFICE BUILDING FOR LEASE 537 S Garfield Ave, 2B

executive summary



AVAILABLE SF:	STE 100 - 210 SF STE 101 - 96 SF STE 200 - 188 SF STE 201 - 120 SF
LEASE RATE:	STE 100 - \$650/MO/GROSS STE 101 - \$450/MO/GROSS STE 200 - \$550/MO/GROSS STE 201 - \$450/MO/GROSS

PROPERTY OVERVIEW

This professional office building has an excellent location in the high traffic area of S Garfield Ave and E Eighth with over 21,000 cars per day. The interior boasts 4 separate private offices for lease. Shared conference room available upon request.

PROPERTY HIGHLIGHTS

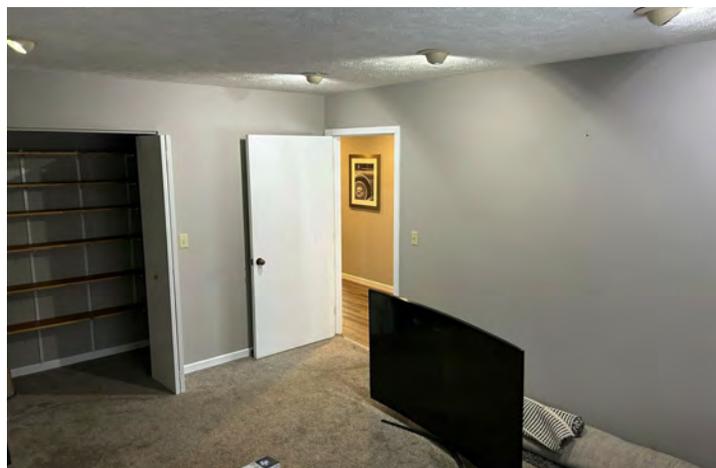
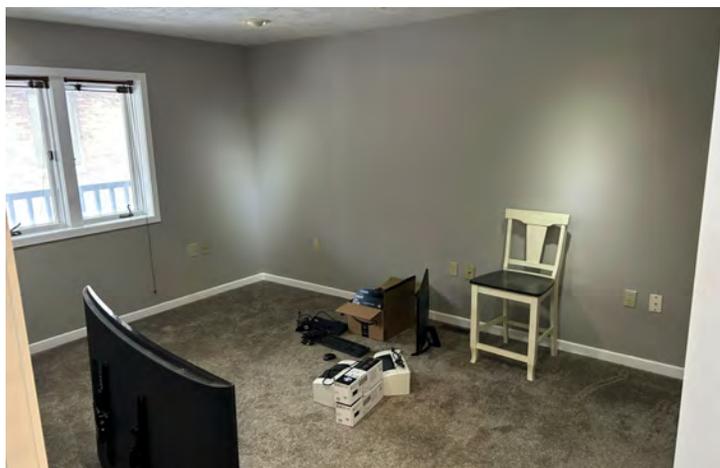
- Quality Professional Office Spaces
- High Traffic Area
- Convenient to Downtown

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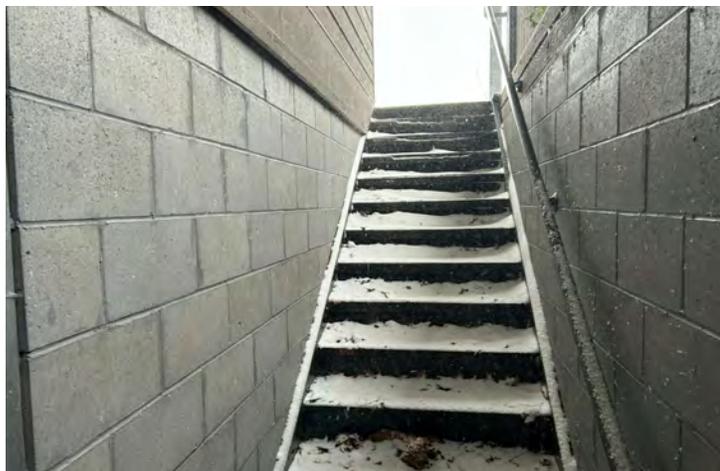


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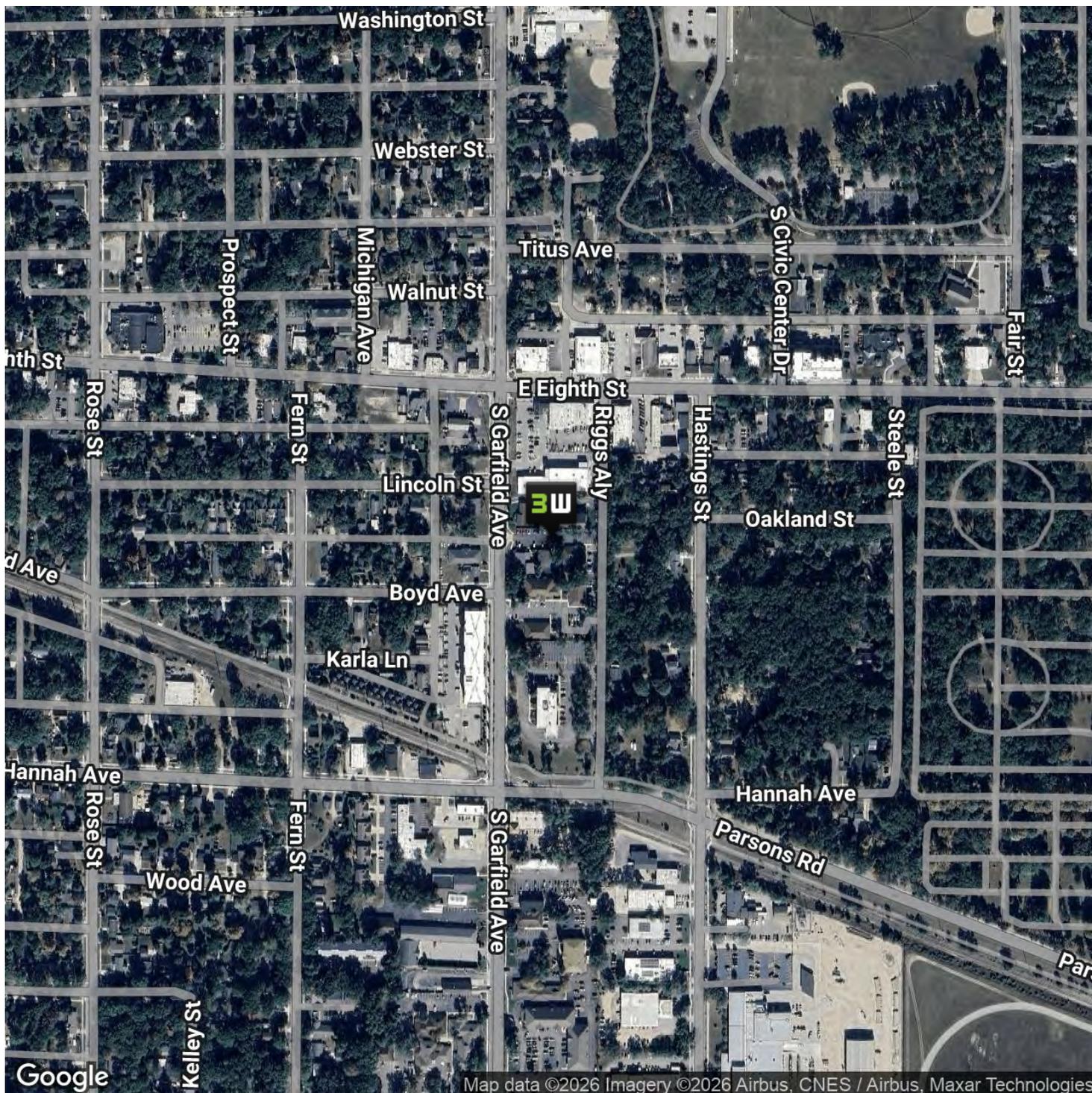


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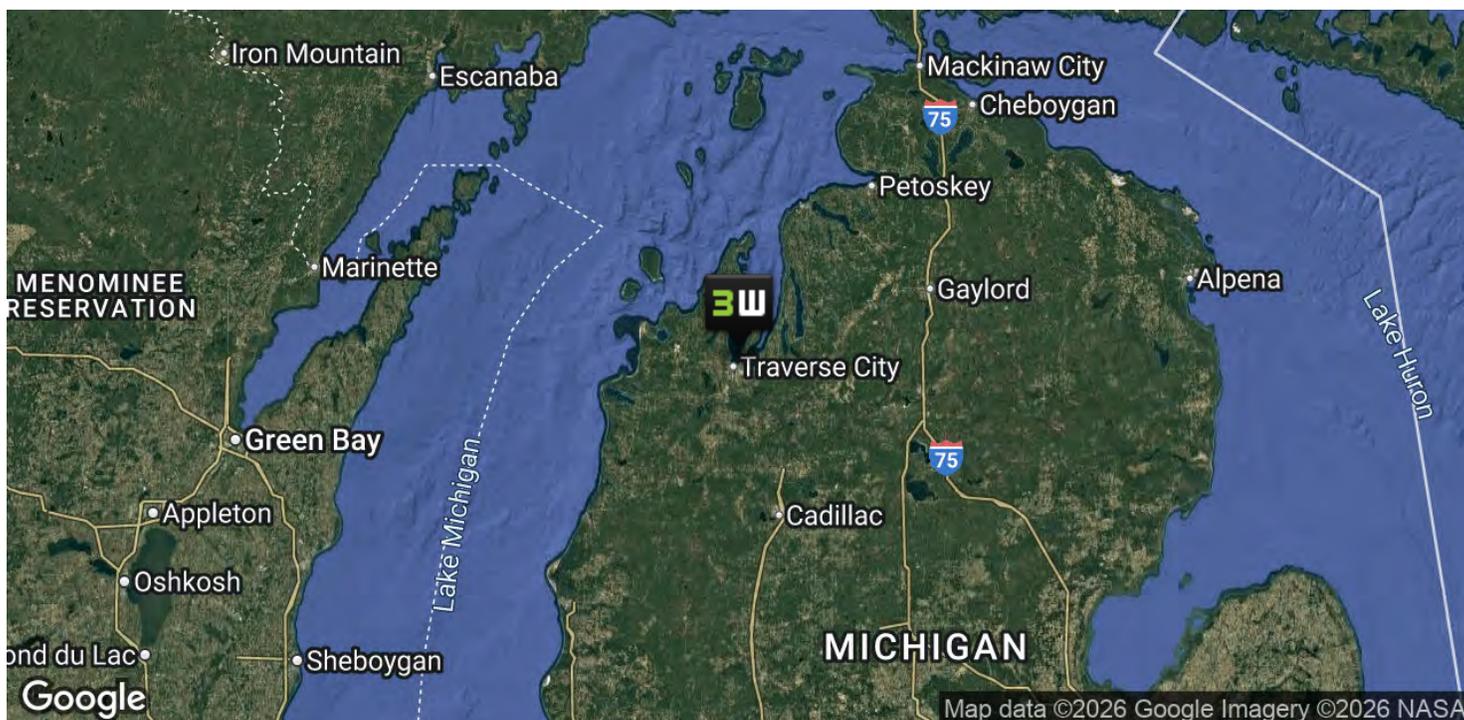
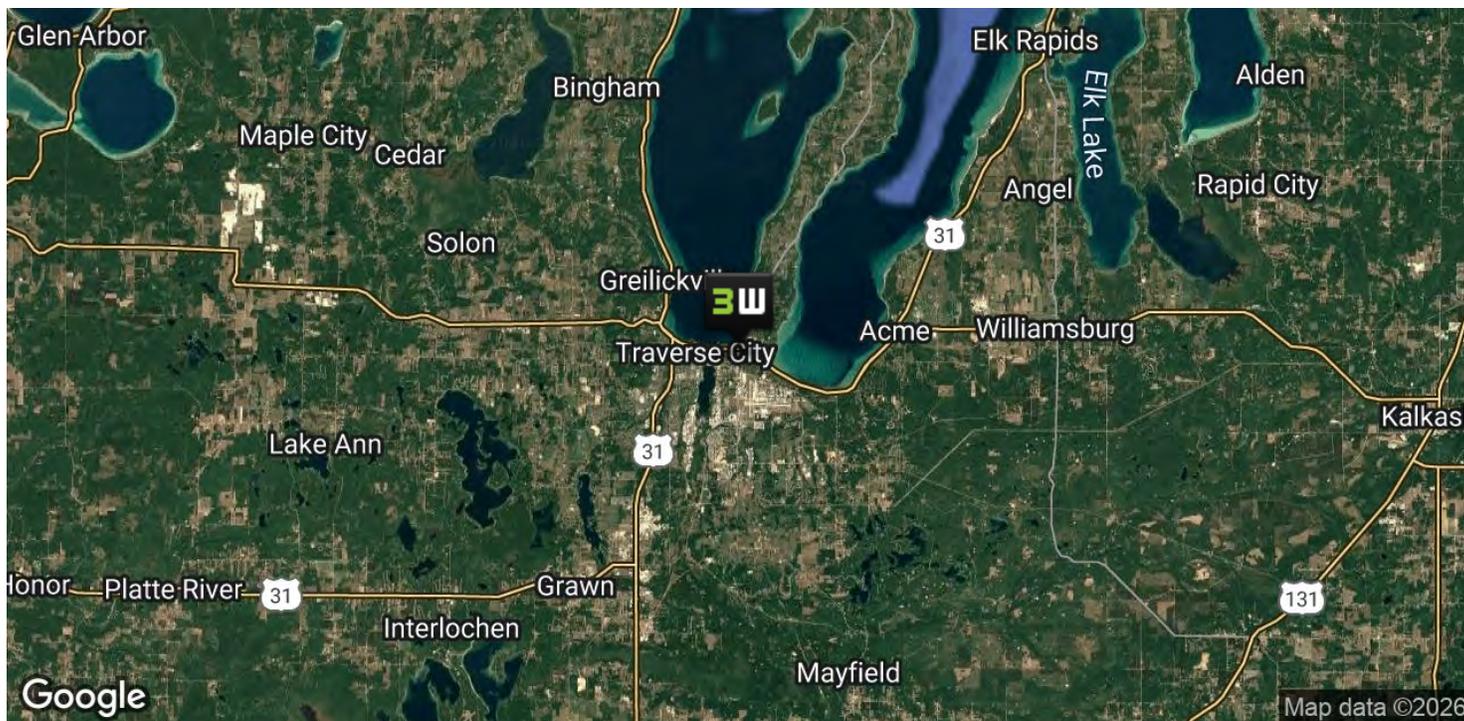


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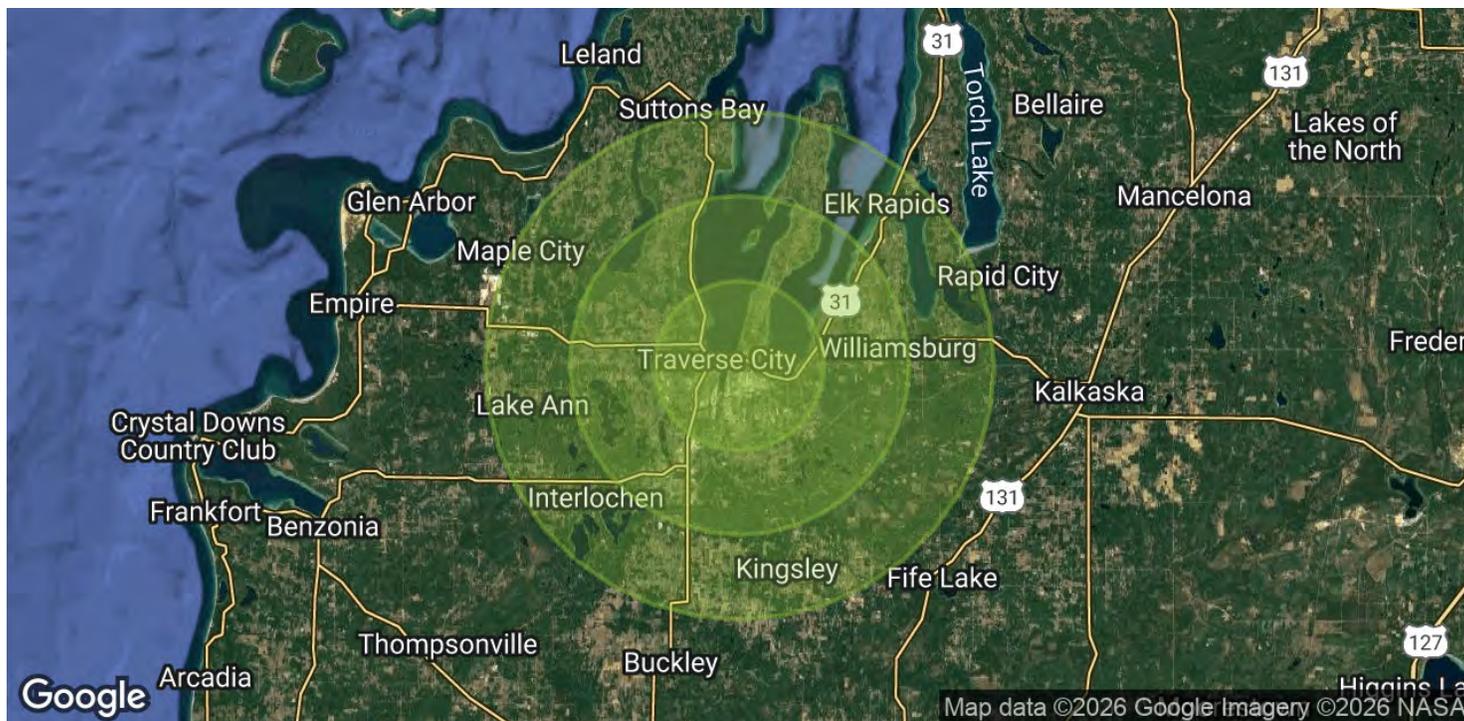


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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	48,337	80,912	115,844
Average Age	45	44	44
Average Age (Male)	43	43	43
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	21,994	35,006	48,982
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,900	\$90,413	\$92,480
Average House Value	\$411,200	\$420,183	\$419,640

Demographics data derived from AlphaMap

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