

Arrowhead Ridge Retail Center Clinic | Retail | Office









2,055

Square Feet +/-

\$ 17.50 PSF

Base Rent:

NNN: \$8.25 PSF

C-4

Regi<mark>onal</mark> Commercial

Space Summary

- Optimal setup for optometry, dental practice, or minute clinic based on previous tenant build out which
 includes multiple exam rooms
- Prime eastside location adjacent to both Arrowhead Parkway and Veteran's Parkway
- Other building tenants include HuHot, Woofs & Waves, The Man Salon, Verizon Wireless World, Lifesong Monuments and Pro Nails II
- Close proximity to Dawley Farms Village and other financial, healthcare and residential centers



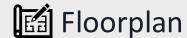
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Rent Summary

Component	PSF		Monthly	Annually
Base Rent	\$	17.50	\$ 2,996.88	\$ 35,962.50
CAM*		5.25	899.06	10,788.75
Real Estate Taxes*		2.45	419.56	5,034.75
Property Insurance*		0.55	94.19	1,130.25
Total	\$	25.75	\$ 4,409.69	\$ 52,916.25

*Estimate





AVAILABLE +/- 2,055





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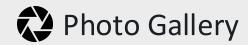


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