

600 W. 58<sup>th</sup> Avenue, Unit B

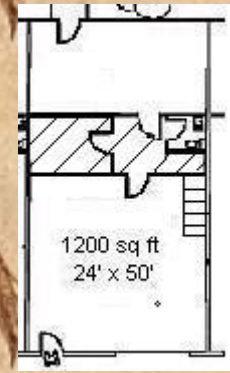
Commercial office/warehouse space available



*"this space is offered as a "replacement Tenant" scenario, with the current Tenant having through 10/9/18 remaining on their lease. The space has 336 SF of office, and 864 of warehouse. There is a restroom in the warehouse portion of the space, and the entire building is sprinkler protected. The office has vaulted ceilings, carpeted floors and large windows, while the warehouse has high ceilings and overhead door which is 10' x 12' tall. The warehouse also has a slab floor, and does have an existing floor drain. There is currently an additional "office" build out in the warehouse portion that offers some mezzanine storage above, and current Tenant has also built in some shelving for additional storage that may stay if desirable. The Landlord may be able to offer a discount in the rent amount throughout the "remaining lease term" of the existing Tenant.*

*-Property Manager*

#### Unit B Layout



#### Unit B Features

- \$1,500.00 per month
- 1,200 SQFT
- 336 SQFT office
- 864 SQFT whse
- 10' x 12' OH door
- Carpet in office
- Slab in whse
- Floor drain
- Private restroom
- High ceilings



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