

**SHORT-TERM
LEASES AVAILABLE**



COLUMBIA PLAZA, BUILDING B

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NEWLY RENOVATED INDUSTRIAL BUILDING

LOCATED IN THE HEART OF THE BEL-RED CORRIDOR

~14,000 SF Available

FEATURES

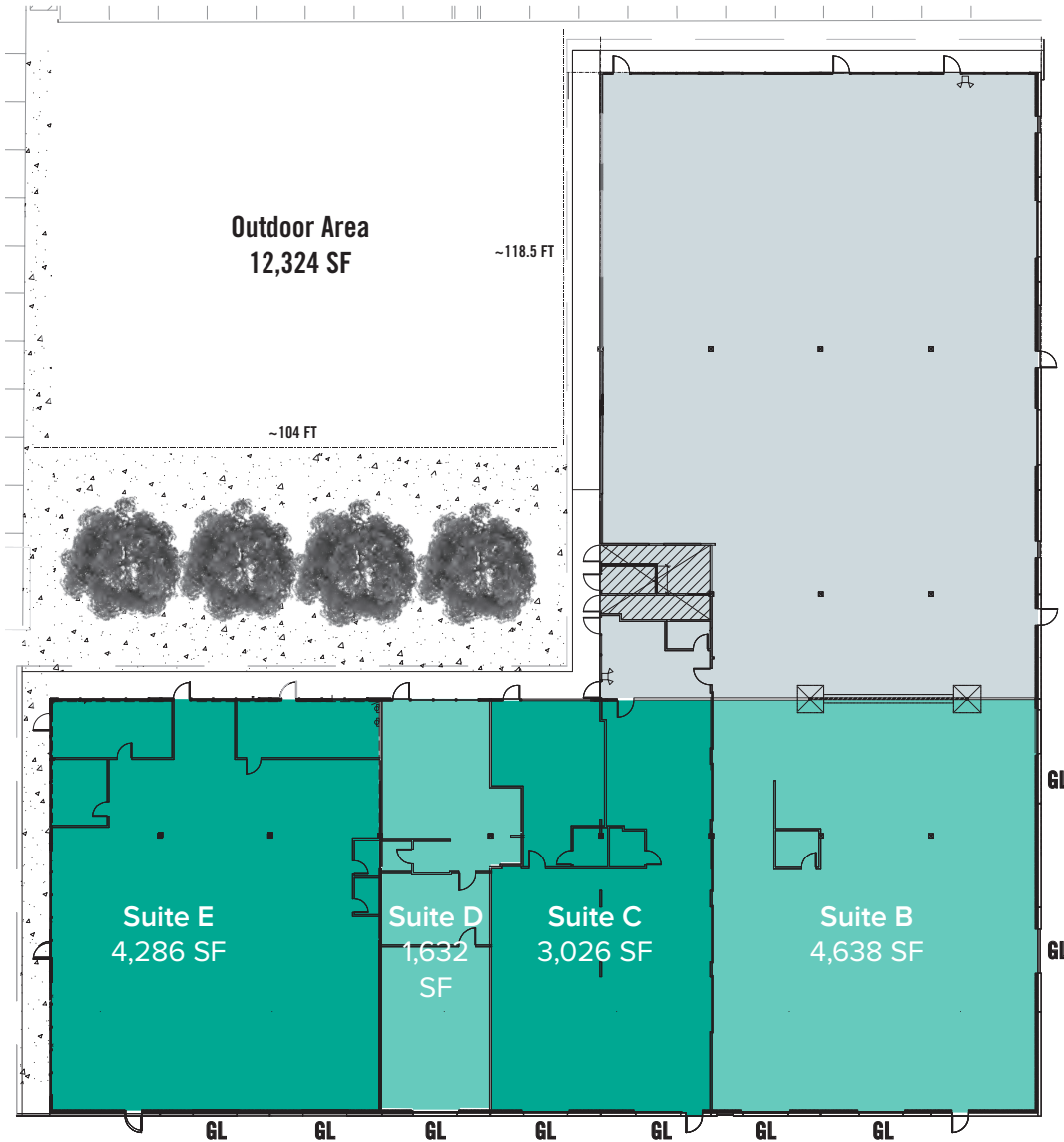
- Renovations to be completed in Q3 2020
- Sprinklers
- Fully insulated
- Grade-level loading
- Ample parking
- Quick access to SR-520 and I-405
- Close proximity to future Bel-Red Light Rail Station

IDEAL USES

- Traditional Warehouse
- Lab
- Brewery
- Dog Daycare
- Montessori School
- Commercial Kitchen



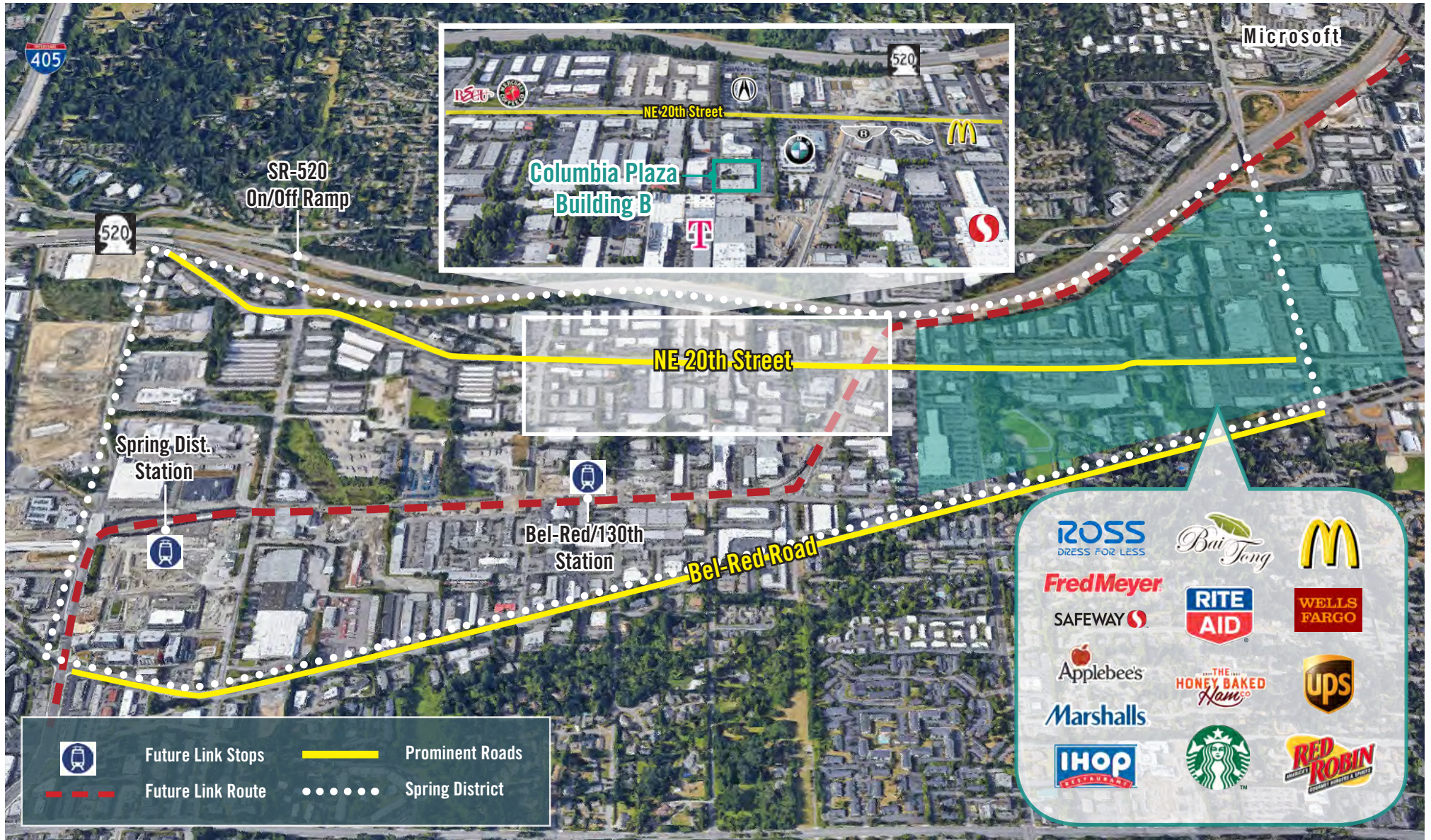
FLOOR PLAN



SUITE DETAILS

Suite	Square Feet	Rate
B	4,638 SF	\$1.00/SF/Month, NNN
Notes: Suite includes 4 Grade-Level loading.		
C	3,026 SF	\$1.00/SF/Month, NNN
Notes: Suite includes 2 Grade-Level loading.		
D	1,632 SF	\$1.00/SF/Month, NNN
Notes: Suite includes 1 Grade-Level loading.		
E	4,286 SF	\$2.00/SF/Month, NNN
Notes: Suite includes HVAC and 2 Grade-Level loading.		
B/C/D/E	~14,000 SF	Call Agent
Notes: Contiguous space.		

LOCATION MAP



FLOOR PLAN

Suite	Square Feet	Rate	Notes
B	4,638 SF	\$25.00/SF, NNN	2 Grade-Level loading.
C	3,026 SF	\$25.00/SF, NNN	2 Grade-Level loading.
D	1,632 SF	\$25.00/SF, NNN	1 Grade-Level loading.
E	4,286 SF	\$25.00/SF, NNN	2 Grade-Level loading.



LOCATION MAP



FLOOR PLAN

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OFFICE / FLEX & MEDICAL BUILDING

\$X,XXX,XXX

BUILDING DETAILS:

- XX,XXX SF
- 4.3 1,000 Parking Ratio
- GL Loading
- Up to 18' Clear Height

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INVESTMENT DETAILS:

- 17,568 SF Available for Owner/User
- NW Kidney Occupies 46% with Long-Term Lease
- Pays \$15.82 SF/Yr, NNN with Annual Increases

IDEAL USES

- Church
- Fitness Center
- Tech / Bio
- Education / Training

SUITE 100

AMENITIES & FEATURES:

- Full medical improvements in place
- Direct Entry & Separate Back Entrance
- Many exam rooms with plumbing
- Reception and waiting room
- Lab room
- Kitchenette and break room
- Internal restrooms
- Medical supply room
- Insurance/billing office
- Several POs
- Open work area

