

**INDUSTRIAL/OFFICE
LEASE**



ARLINGTON CORPORATE CENTRAL

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LOCATED MINUTES FROM SMOKEY POINT BOULEVARD

854 SF - 6,173 SF Available

\$1.00 - \$1.35/SF, NNN

PROPERTY DETAILS:

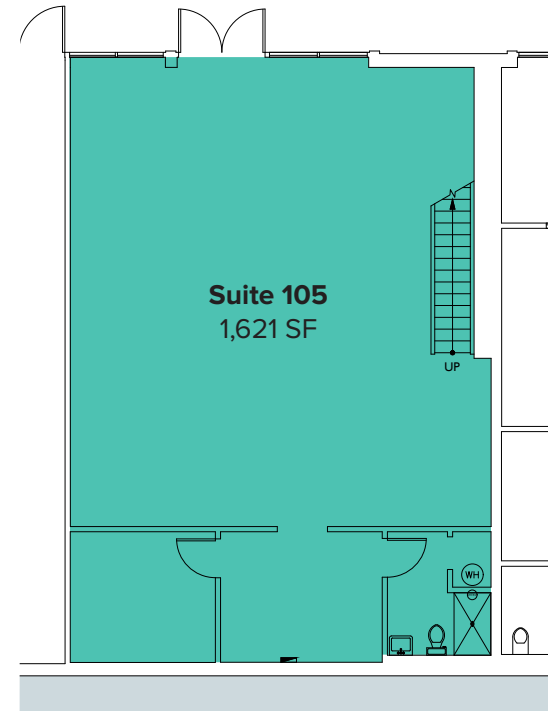
- Quick access to I-5
- Nearby retail and restaurant amenities
- Abundant parking
- Grade-level roll-up loading doors
- Close proximity to Arlington Municipal Airport, Cascade Industrial Center, and Auto Dealerships

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

SUITE 105 FLOOR PLAN

SUITE FEATURES:

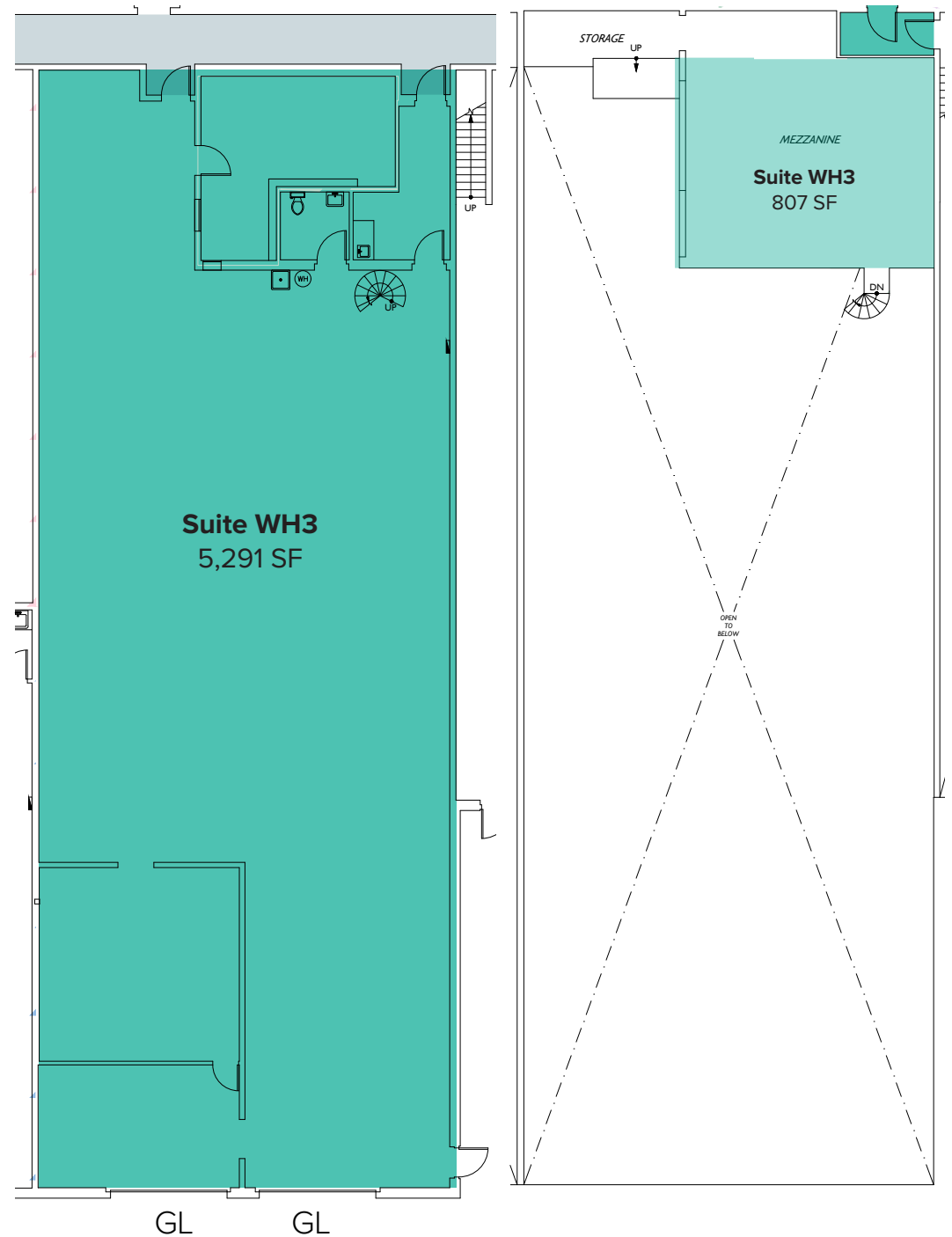
- Available with 60 days' notice
- 1,621 SF
- \$1.35/SF, NNN
- Office space
- Open work area
- 1 private office
- 1 restroom
- Common area restrooms



SUITE WH3 FLOOR PLAN

SUITE FEATURES:

- Available with 30 Days' Notice
- 5,291 SF (321 SF Ofc) + 807 SF Mezz
- \$1.35/SF, NNN
- Open Warehouse
- Office Space
- 2 Grade-Level Loading Doors (CH 14')
- Warehouse CH 20'-24'



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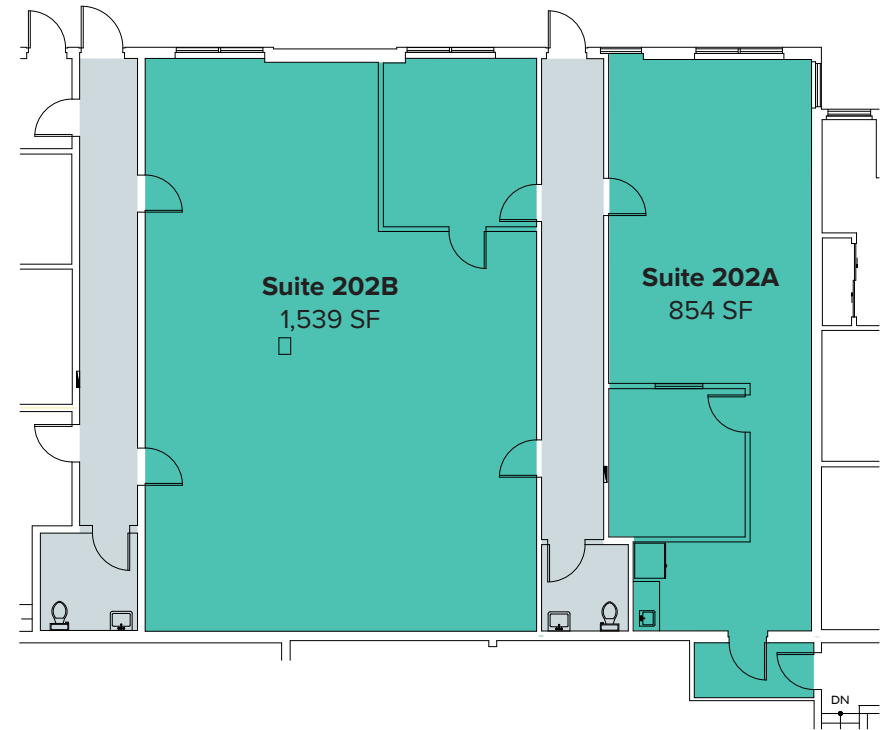
SECOND LEVEL FLOOR PLAN

SUITE 202A FEATURES:

- Available with 60 days' notice
- 854 SF
- \$1.00/SF, NNN
- Office space
- Includes 1 private office, open work area, and break area with a kitchenette
- Contiguous with Suite 202B for a total of 2,393 SF

SUITE 202B FEATURES:

- Available now
- 1,539 SF
- \$1.00/SF, NNN
- Office space
- Includes reception and open work area
- Contiguous with Suite 202A for a total of 2,393 SF

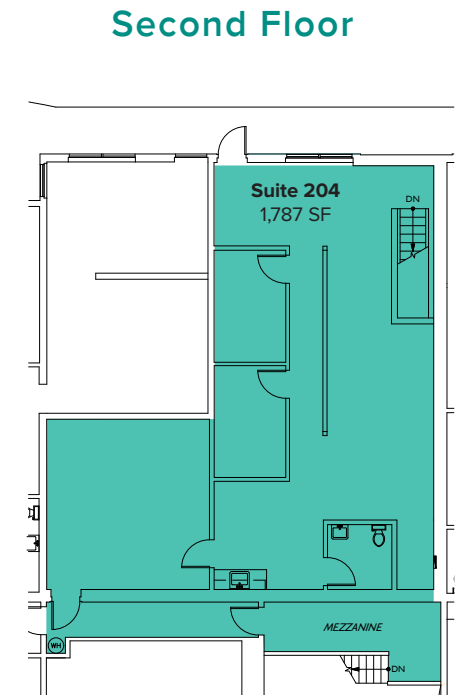
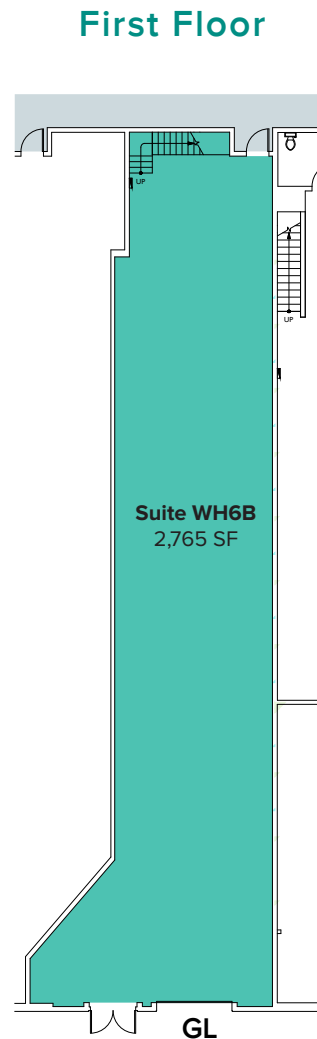


Contiguous 2,393 SF

SAMPLE FLOOR PLAN OPTION 1

SUITE 204 & WH6B FEATURES:

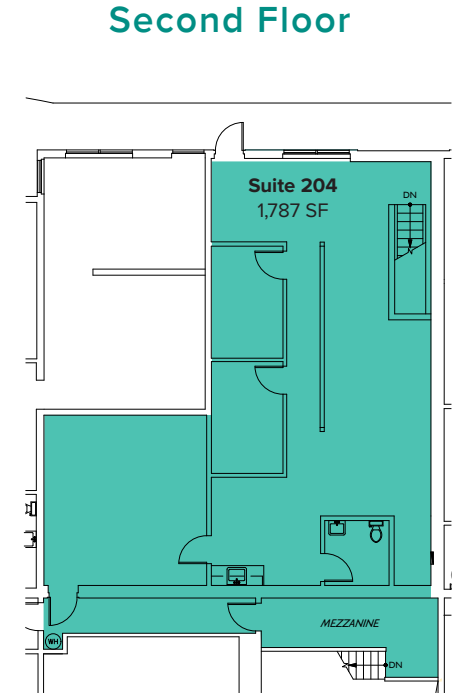
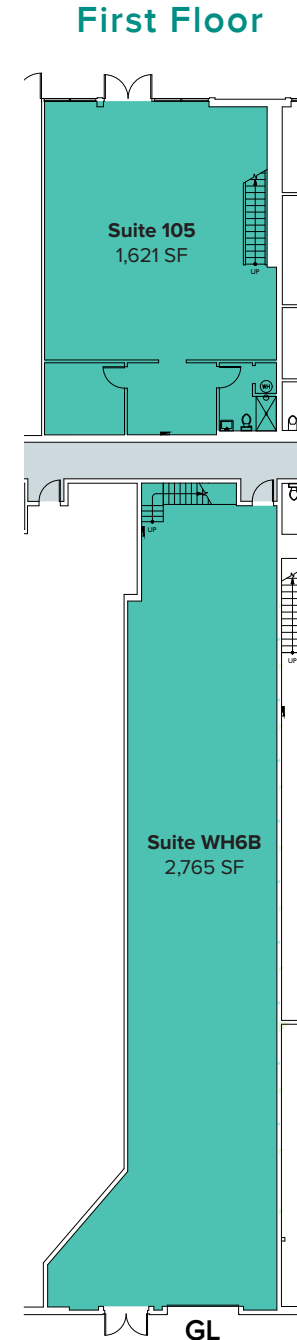
- Available with 60 days' notice
- 4,552 SF
- \$1.35/SF, NNN
- **First Floor**
 - Suite WH6B: Warehouse space includes 1 grade-level roll-up loading door and a stairwell leading to Suite 204
- **Second floor**
 - Suite 204: Office space includes 2 private offices, 1 restroom, kitchenette, open work area, mezzanine space, and a stairwell leading to Suite WH6B



SAMPLE FLOOR PLAN OPTION 2

SUITE 105, 204 & WH6B FEATURES:

- Available with 60 days' notice
- 6,173 SF
- \$1.35/SF, NNN
- First Floor
 - Suite 105: Office space includes open work area, 1 private office, and 1 restroom
 - Suite WH6B: Warehouse space includes 1 grade-level roll-up loading door
 - Both suites include stairwells leading to Suite 204
- Second floor
 - Suite 204: Office space includes 2 private offices, 1 restroom, kitchenette, open work area, mezzanine space, and stairwells leading to Suites 105 and WH6B



LOCATION MAP

