

**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

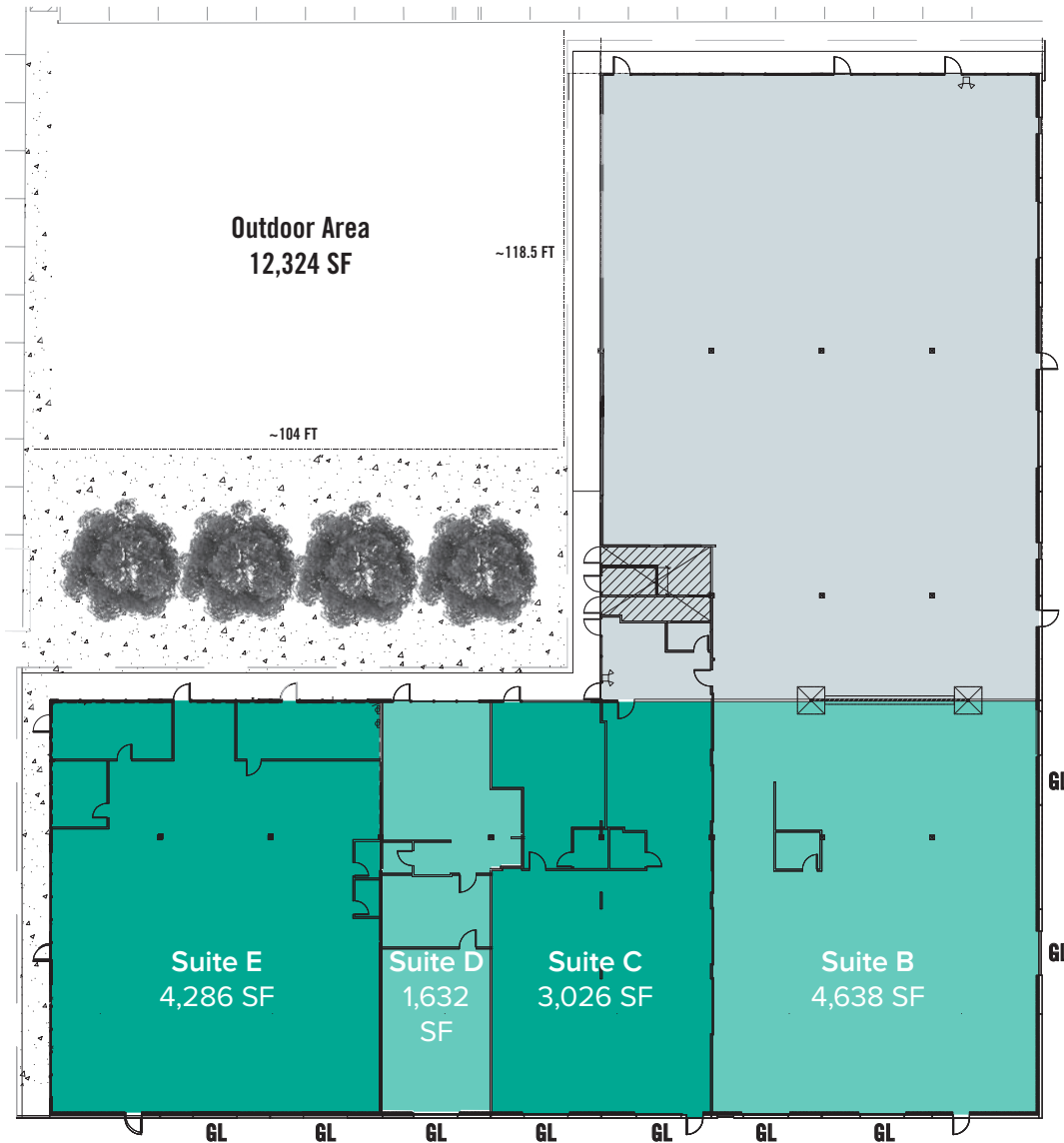
- Renovations to be completed in Q3 2020
- Sprinklers
- Fully insulated
- Grade-level loading
- Ample parking
- Quick access to SR-520 and I-405
- Close proximity to future Bel-Red Light Rail Station

### IDEAL USES

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



# FLOOR PLAN



## SUITE DETAILS

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

# LOCATION MAP

