

**INDUSTRIAL
LEASE**



COLUMBIA PLAZA BUILDING B

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NEW BUILDING RENOVATIONS TO BE COMPLETED Q4 2019

\$25.00/SF, NNN

~14,000 SF Available

FEATURES:

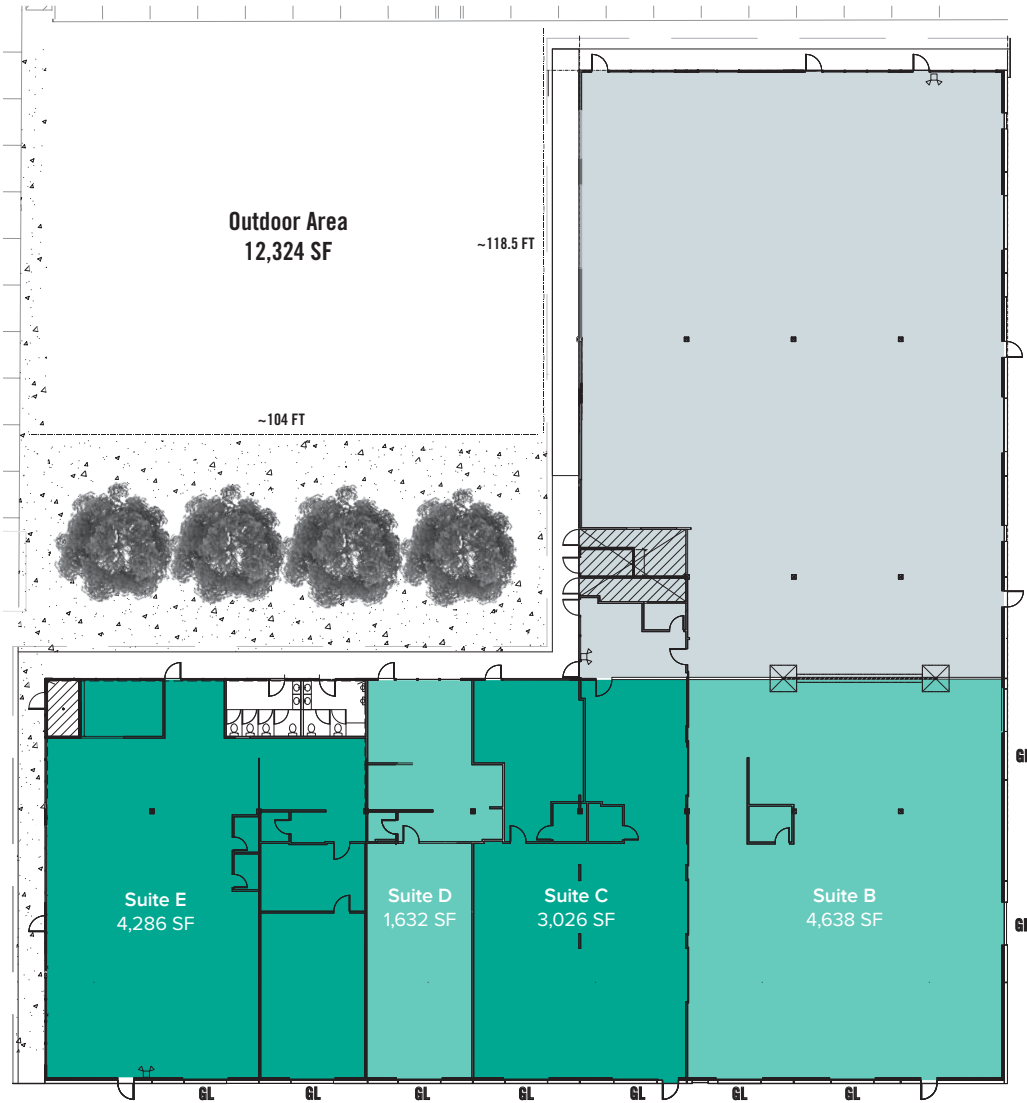
- HVAC throughout most of the building
- Sprinklers
- Fully insulated
- Grade-level loading
- Ample parking
- Located in the heart of the Bel-Red corridor
- Quick access to SR-520 and I-405
- Close proximity to future Bel-Red Light Rail Station

IDEAL USES

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



FLOOR PLAN



SUITE DETAILS

| Suite | Square Feet | Rate |
|-------------------------------|-------------------|------------------------|
| B | 4,638 SF | \$25.00/SF, NNN |
| Notes: 4 Grade-Level loading. | | |
| C | 3,026 SF | \$25.00/SF, NNN |
| Notes: 2 Grade-Level loading. | | |
| D | 1,632 SF | \$25.00/SF, NNN |
| Notes: 1 Grade-Level loading. | | |
| E | 4,286 SF | \$25.00/SF, NNN |
| Notes: 2 Grade-Level loading. | | |
| B/C/D/E | ~14,000 SF | \$25.00/SF, NNN |
| Notes: Contiguous | | |

LOCATION MAP

