



**Downtown Office Space For Lease:  
(+/-) 8,126 sf (Main Floor), (+/-) 5,625 sf (3rd Floor)**

**Property Location & Features**

Located in the heart of Downtown at the corner of Broadway and Smith Street

- Free Rent: Negotiable
- Easy access from south and north entrances
- Over \$5 million in building upgrades since 2010, which includes conversion to heat pump system and roof replacement
- Large floor plate attractive to a variety of tenants
- Exterior building signage opportunities
- 3 phase, 2,000 amp electrical

**Net Rent: \$12.50 psf**  
**Additional Rent: \$11.90 psf (2018 est)**

**\*6 months base free rent on a qualified 5 year term\***



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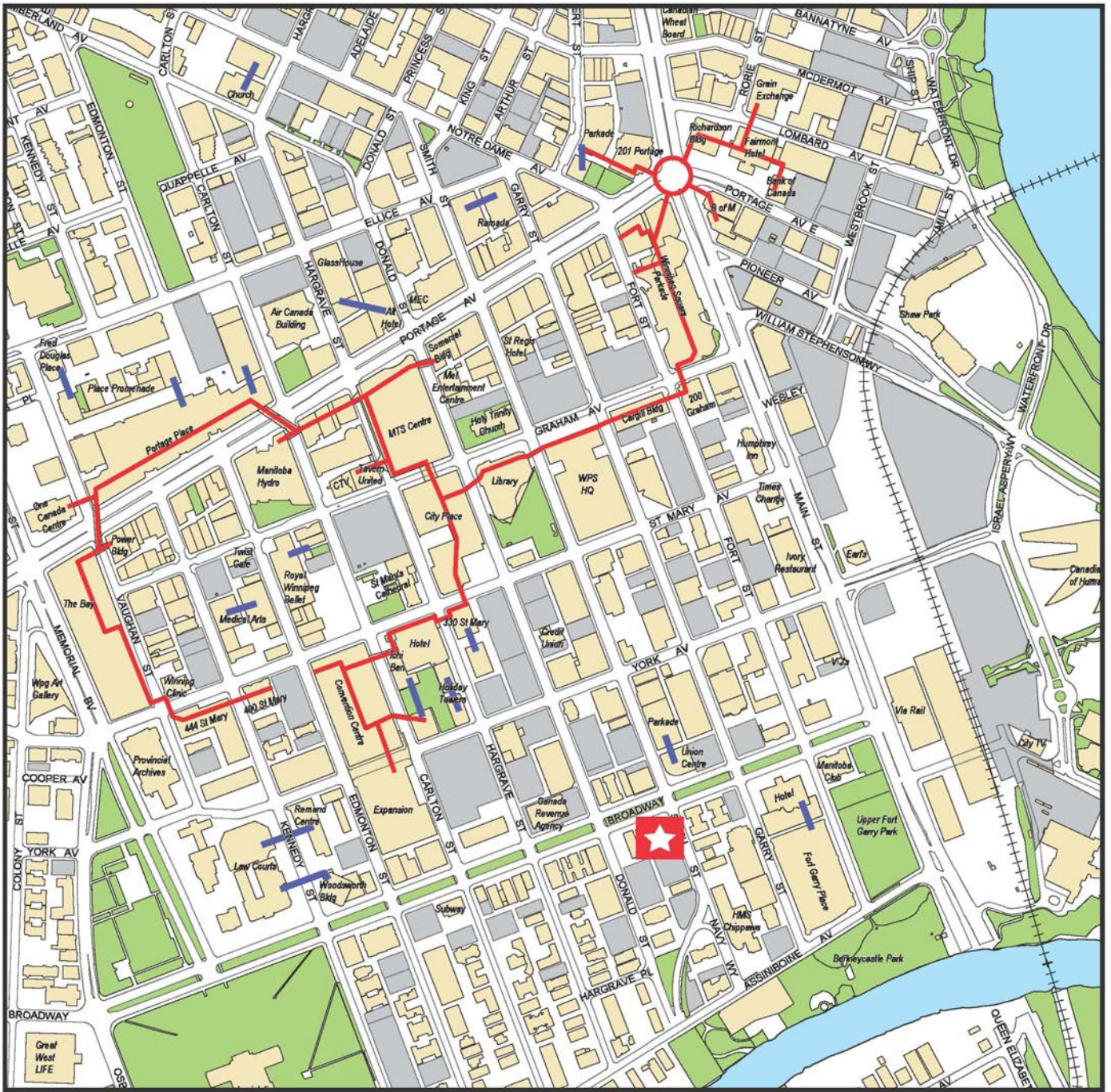
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Location Map



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Main Floor Plan



Third Floor Plan



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