

# CENTURY BUSINESS PARK

## 1680 ELLICE AVENUE

**MOVE-IN READY OFFICE  
SPACE IN ST. JAMES**

**FOR LEASE**



# PROPERTY HIGHLIGHTS

## Professional office space for lease in Century Business Park.

### Property highlights include:



- Unit 1: 2,687 sf of fully built out office space with 2 private offices, a meeting room, a lunch room, and an open work area.



- Unit 7: 6,750 of sf fully built out office space, Landlord can provide suite in shell condition.



- Tremendous onsite parking comprising 232 stalls
- High visible building and pylon signage at Century Street and Ellice Avenue



- 46,700 vehicles pass by per day
- Surrounded by the restaurant and retail amenities of Polo Park
- Public transit access
- Professional management
- Available immediately



# UNIT 1 - 1680 ELLICE



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# UNIT 7 - 1680 ELLICE



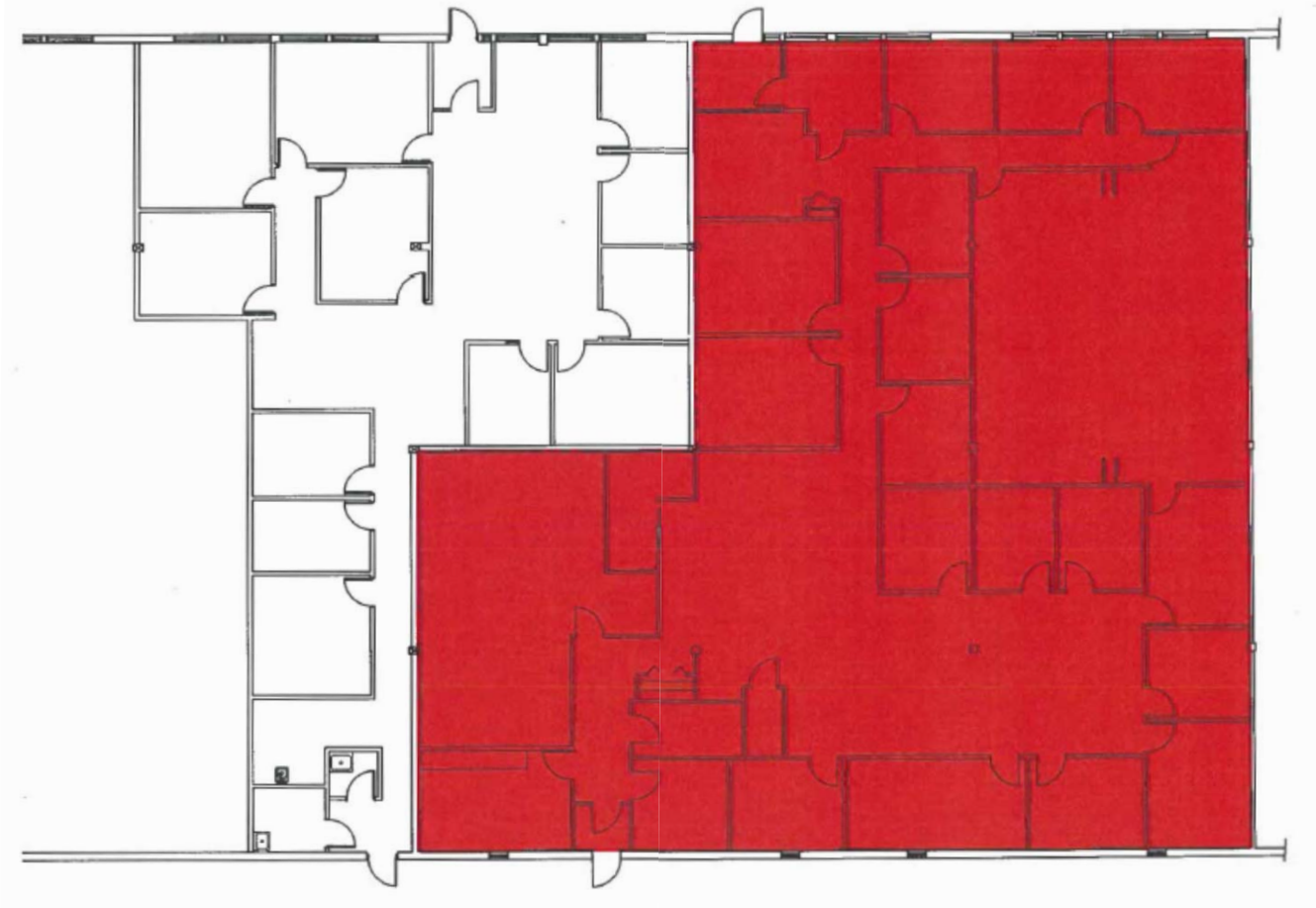
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# AVAILABILITY DETAILS

ADDRESS	Unit 1 - 1680 Ellice	Unit 7 - 1680 Ellice Avenue
AREA AVAILABLE	2,687 SF	6,750 SF
NET RENT	\$12.00 PSF	\$12.00 PSF
ADDITIONAL RENT	\$12.14 PSF	\$12.14 PSF
GROSS RENT	\$24.14 PSF (2021 EST.)	\$24.14 PSF (2021 EST.)
PARKING	8 stalls	3 stalls per 1,000 SF
STRENGTHS	<ul style="list-style-type: none"> <li>• Tremendous building profile and exposure on route 90</li> <li>• Close proximity to the amenities of Polo Park and the Airport</li> <li>• Built-out office spaces</li> <li>• Signage opportunities</li> <li>• Ample on-site parking</li> </ul>	

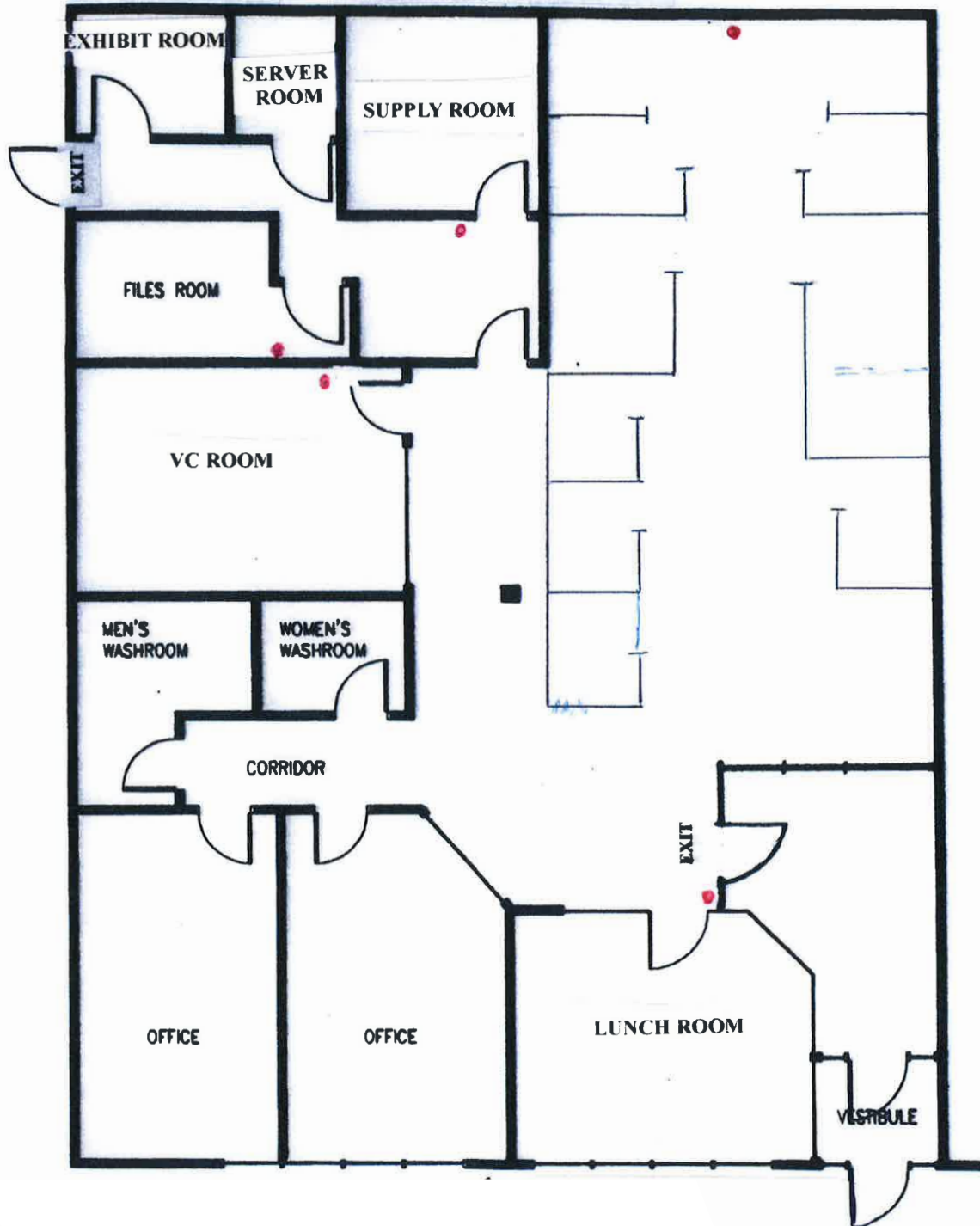
## UNIT 7 - 1680 ELLICE AVENUE



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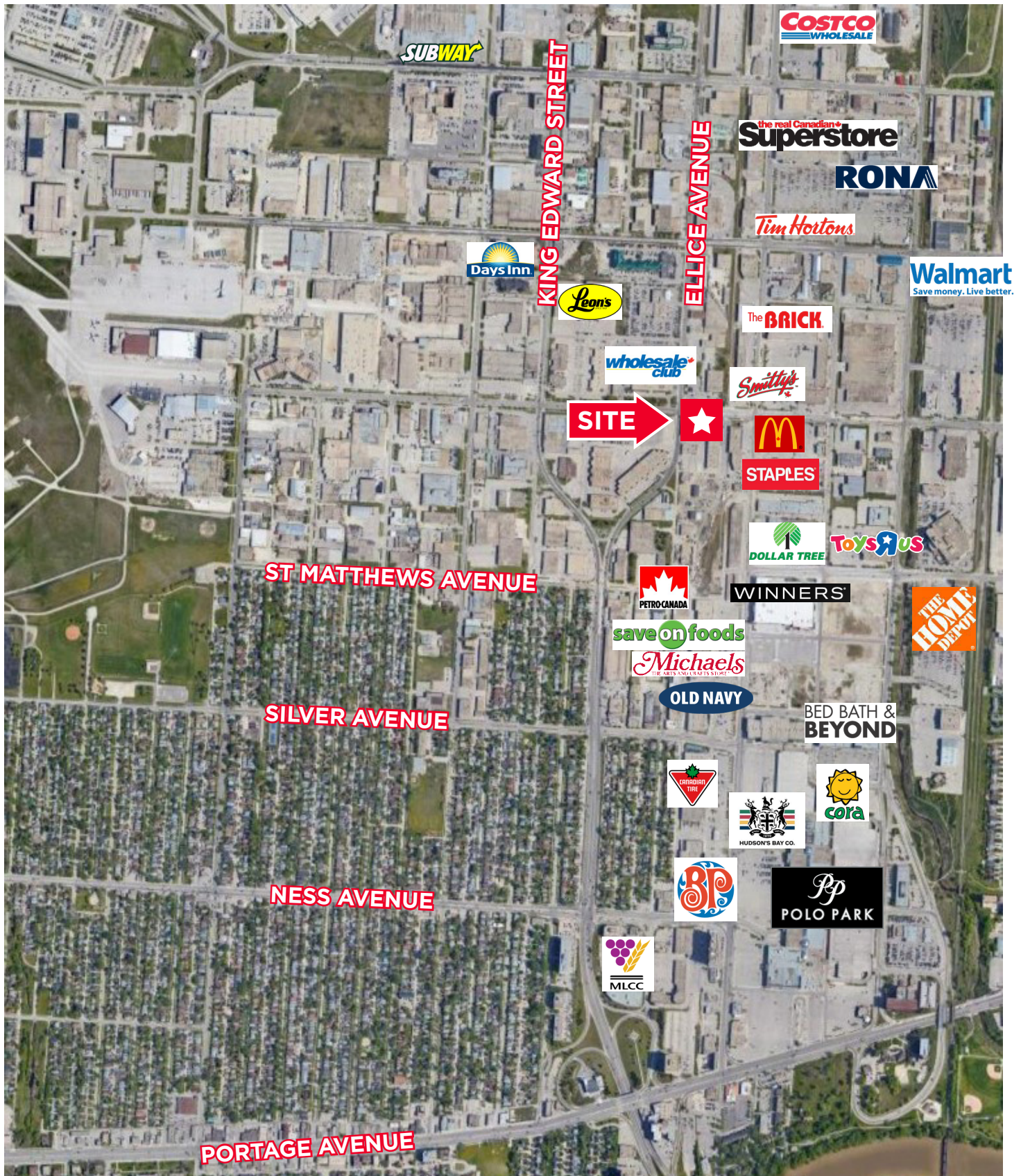
# UNIT 1 - 1680 ELLICE AVENUE



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# SURROUNDING AMENITIES



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