

SEMG

BUY. MANAGE. SELL.

S O U T H E A S T E R N M A N A G E M E N T G R O U P



presents:

[484]
king



484 KING STREET - OFFICE/RETAIL FOR LEASE

Beautiful 2nd Floor Office or Retail Space - Upper King Street

▲ <u>Suite 205 & 206</u>	6,177.50 RSF	\$22 prsf	\$11,325.42/mo. NNN
▲ <u>Suite 205</u>	3,166.25 RSF	\$22 prsf	\$ 5,804.79/mo. NNN
▲ <u>Suite 206</u>	3,011.25 RSF	\$22 prsf	\$ 5,520.63/mo. NNN
▲ <u>Suite 205A</u>	1,500.00 RSF	\$25 prsf	\$ 3,125.00/mo. NNN

▲ Year 1 NNN Estimated at \$8.80 prsf

▲ Base Rent delivers the space in a warm vanilla shell: new HVAC, new 200 amp electrical service, new plumbing roughed-in.

▲ Tenant shall distribute the electrical, HVAC, & finish the restrooms, walls, flooring, etc. as Tenant desires.

contact:

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