

Owner/User Opportunity For Sale or Lease

# TWIN LAKES OFFICE BUILDING

#### **Property information**

- 7 minutes from I-480 located at Pearl & Snow Roads
- Abundant parking
- 130' of frontage on Pearl Road & 255' of frontage on Twin Lakes Drive
- Updated parking lot & landscaping & common areas
- Suite 100 space is fully built-out dental space
- On-site owner management

#### **Building at a Glance**

Building Size	15,120SF
# of Floors	3
Year Built (Reno)	1971 (2022)
Site Size	0.15 AC
Parcel #	472-01-068 & 449-01-042

#### **For Lease**

Suite 100	3,740 RSF
Suite 203	1,276 RSF
Suite 301	1,235 RSF
Suite 302**	871 RSF
Lease Rate	\$13.00 - \$17.00/RSF MG

<sup>\*\*</sup> Fully renovated- new carpet, paint, LED lighting

#### **For Sale**





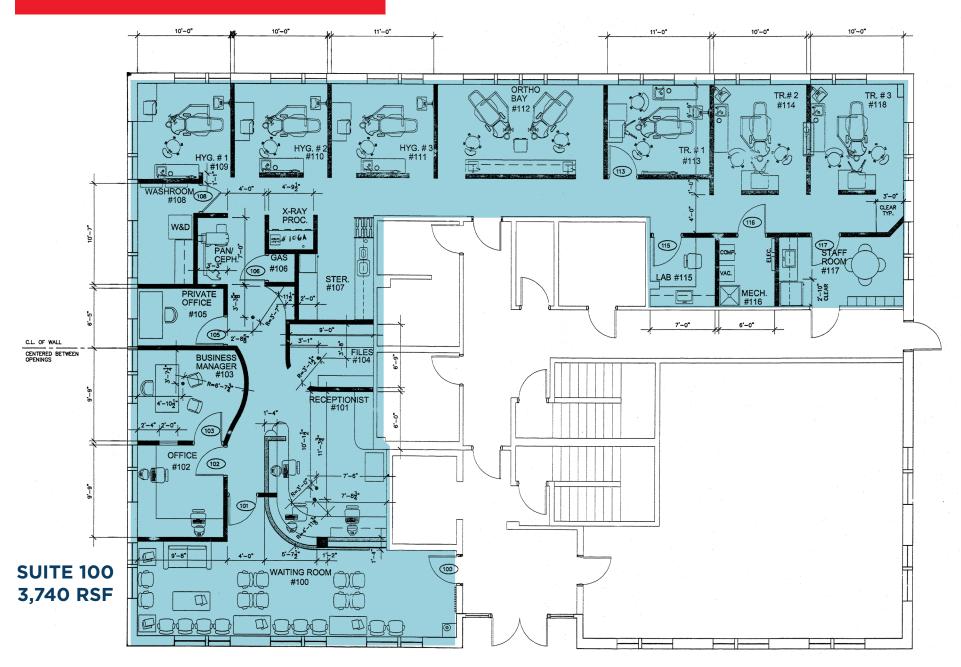


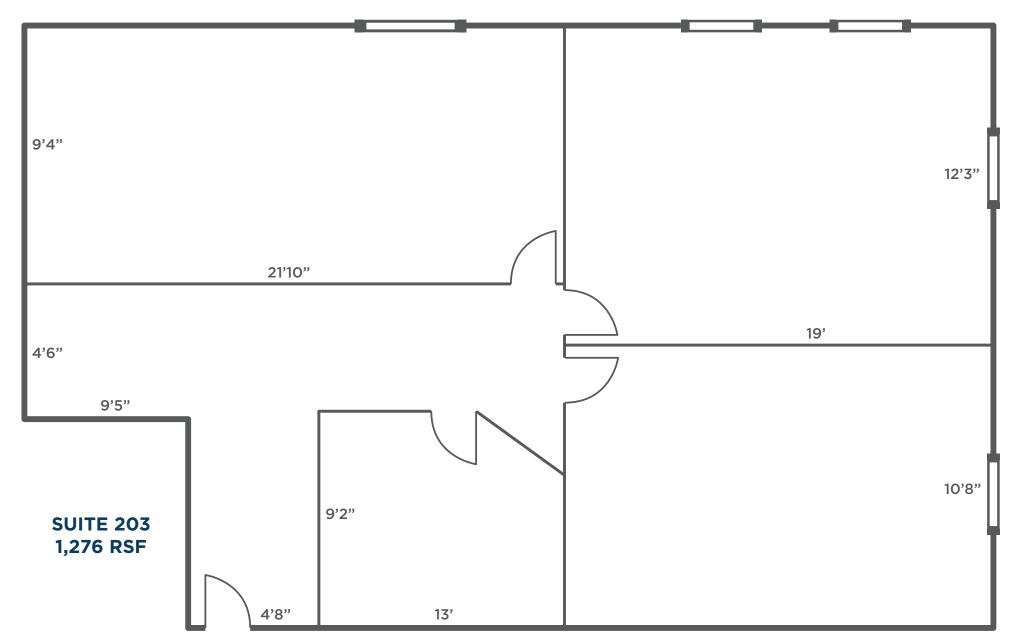


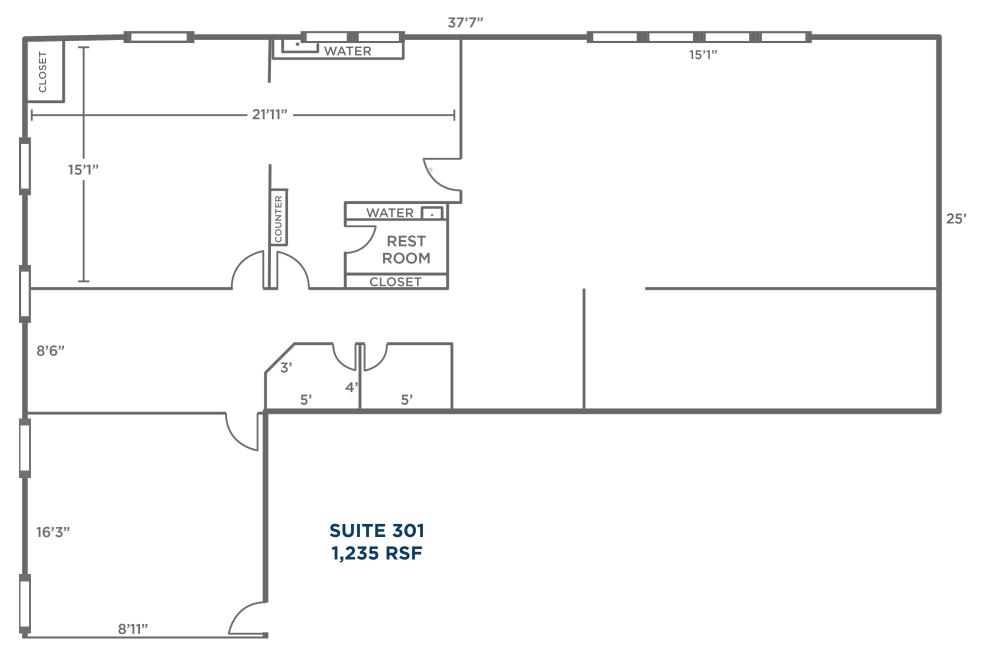


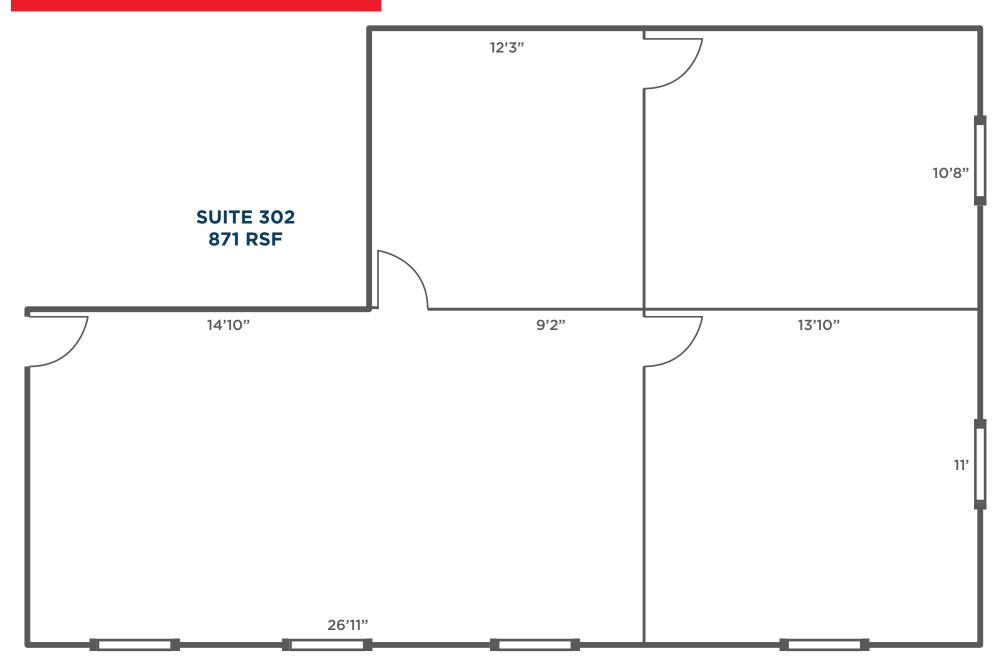














**294,774** Population (2023 | 5 Mile)

**39.1** Median Age (2023 | 5 Mile)

**128,550** Households (2023 | 5 Mile)

**\$78,925** HH Income (2023 | 5 Mile)

**9,305**Businesses (2023 | 5 Mile)

**121,869**Total Employees (2023 | 5 Mile)



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