

# FOR LEASE      FRANKLIN

## CLASSROOM / OFFICE / RETAIL

404 - 28th Street N.E.



3,000 Square Feet



**Norcal Realty & Management Corp.**

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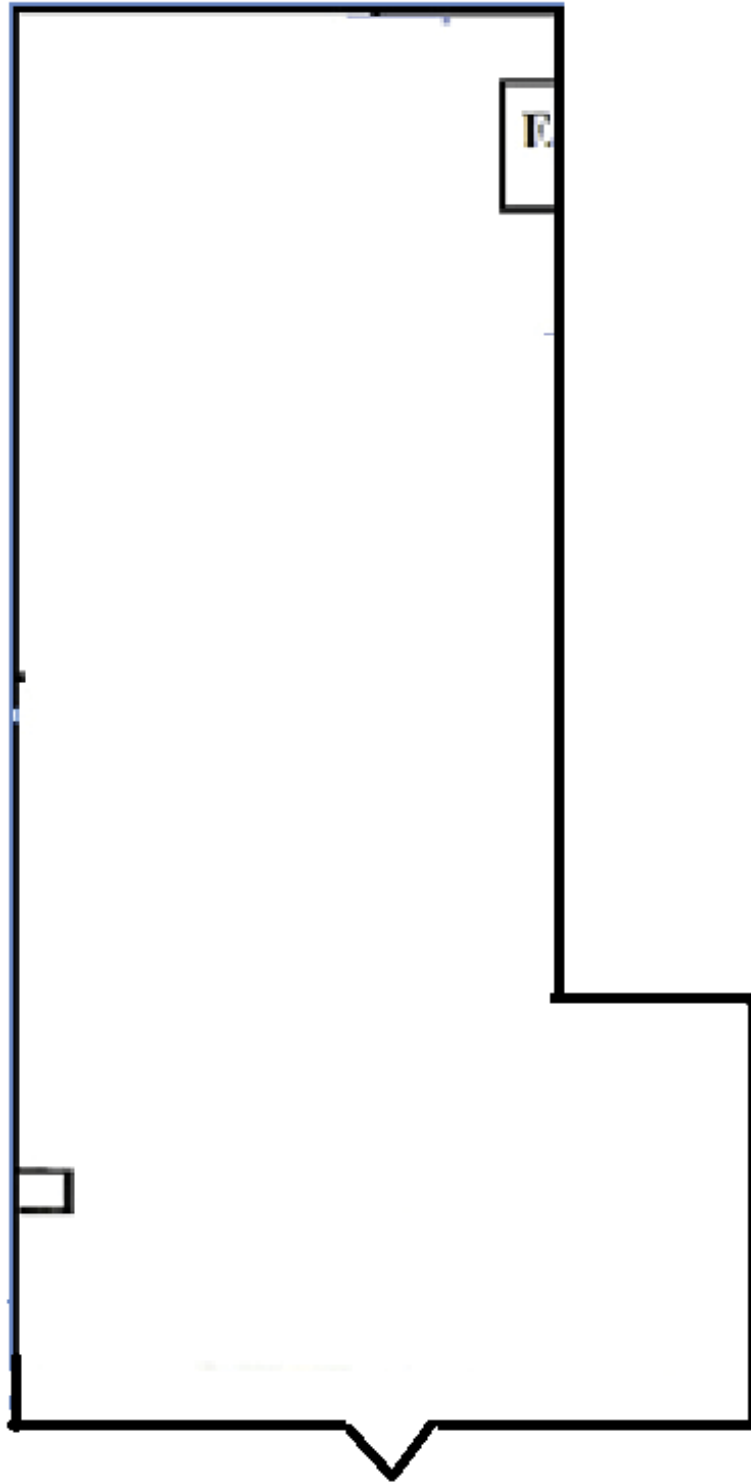
## PROPERTY HIGHLIGHTS

### 404 - 28th Street N.E.

|                           |  |
|---------------------------|--|
| <b>DISTRICT:</b>          | Franklin Industrial Park   |
| <b>LEGAL DESCRIPTION:</b> | Plan 7911301 Block 1 Lot 2   |
| <b>ZONING:</b>            | I-C  |
| <b>COMPLEX SIZE:</b>      | 127,680 Sq. Ft.  |
| <b>OFFICE SIZE:</b>       | 3,000 Sq. Ft.  |
| <b>CEILING HEIGHT:</b>    | 22'  |
| <b>ELECTRICAL:</b>        | 100 Amps (TBV)   |
| <b>MECHANICAL:</b>        | Roof top unit  |
| <b>LEASE RATE:</b>        | \$12.00 Sq. Ft.  |
| <b>OPERATING COSTS:</b>   | \$3.28 Sq. Ft. (2018 Budget)   |
| <b>PROPERTY TAX:</b>      | \$2.22 Sq. Ft.   |
| <b>AVAILABILITY:</b>      | Immediate  |
| <b>FEATURES:</b>          | Classroom space<br>Central NE location<br>Ample parking<br>New flooring<br>Close to LRT & Transit Route 127<br>Build to Suit |

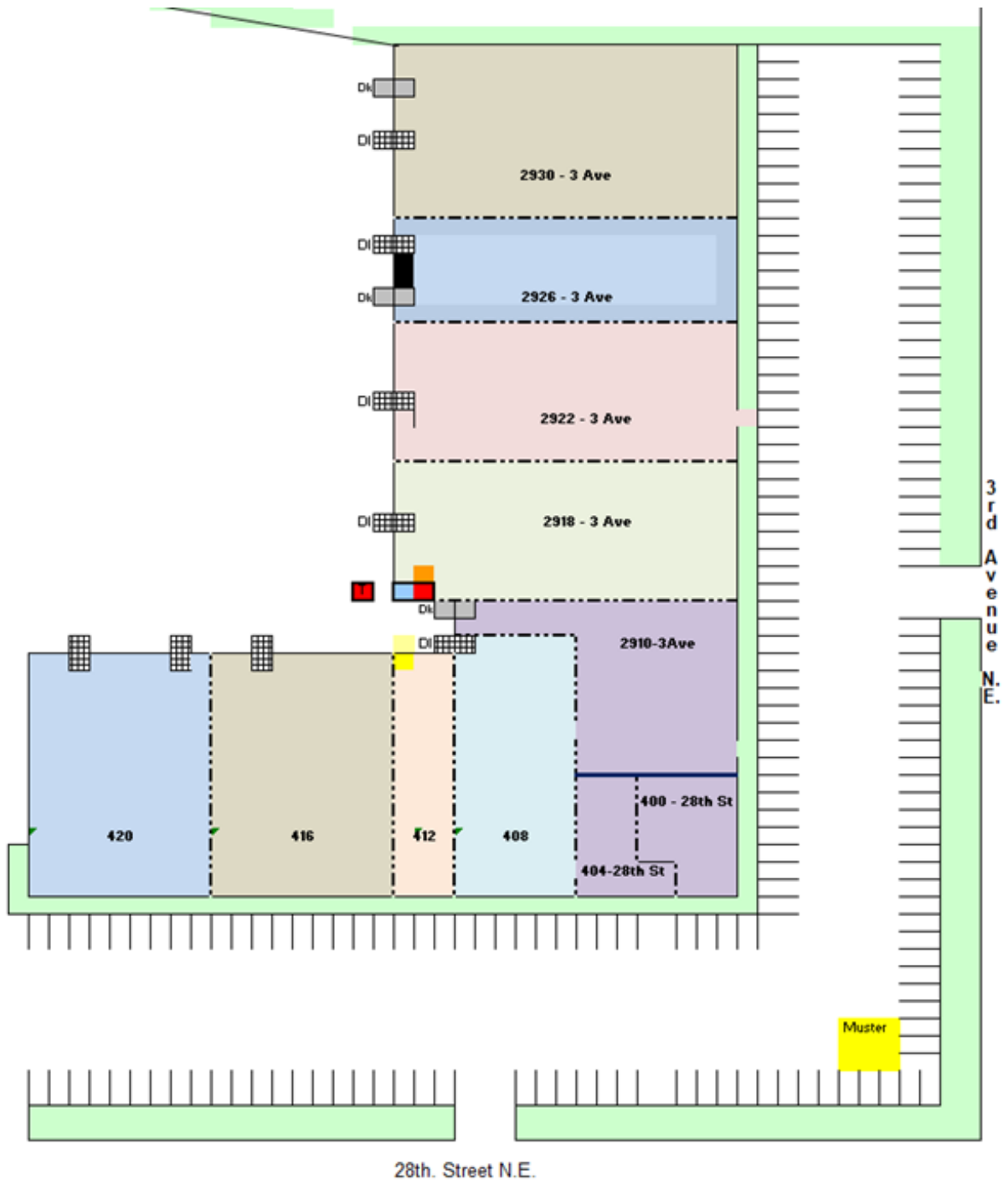


FLOOR PLAN  
404 - 28th Street N.E.



# SITE PLAN

## 404 - 28th Street N.E.



For additional information or to tour the space, contact  
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# LOCATION

## 404 - 28th Street N.E.

