**University Station**

A picture containing text, sky, outdoor, house

Description automatically generatedA car parked in front of a building

Description automatically generated with low confidence

A picture containing text, building, sky, outdoor

Description automatically generated

* 2852 University Avenue: University Station is ideally located on the near west side and offers great parking and visibility to over 55,000 cars per day.
* $1M+ renovation completed summer 2021 (renderings pictured above).
* Space available:
  + 3,968 square feet
* Base Rent = $20-$23/SF (depending on Tenant Improvement needs)
* NNN = $8.14

Text

Description automatically generated with medium confidence

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