



3,500 S.F. Retail

STATE STREET SPACE
AVAILABILITY!

636 State Street

DETAILS

- 3,500 S.F.
- \$29 P.S.F
- Exceptional visibility
- Dense foot traffic
- Centralized Campus location

300 State S	300 State N	400 State S	400 State N	500 State S	500 State N	600 State S	600 State N	Total
3526	4137	3538	4469	7387	6048	8713	9292	58119
7176	7666	6933	7960	11857	10526	11127	10753	97229
3420	4041	3230	4317	6978	5825	6915	6829	52702
2294	2887	2363	3334	5492	5017	8469	9130	48021
2152	2605	2147	2993	4871	4662	8256	8479	44753
2402	2959	2557	3378	5406	4688	8628	8962	48903
2329	2594	2253	3092	5552	4580	8026	8200	45654
2528	3200	2535	3578	6215	5445	7786	8122	50393
4521	5595	4215	5608	8148	6679	7620	6965	66053
3042	3503	2814	3716	6162	4948	6642	6340	47357
2179	2581	2210	3084	4774	4387	8200	8500	44609
2059	2548	2135	3129	4692	4268	7870	8453	43876
2474	3452	2523	3954	5370	5599	8826	10226	53547
4041	4553	3963	5240	7372	6772	10198	10661	67481
3620	4397	3477	4925	7380	7030	9064	9748	64332
6254	7329	5741	7438	9701	9194	9550	9625	88302
3068	3310	2722	3858	5938	5184	6932	6567	47469
2352	3306	2365	3834	5069	5390	8846	9850	50501
2406	3203	2360	3649	5074	5366	8704	9578	51369
2489	2773	2482	3260	5425	4696	8791	8924	48940
3608	5118	3726	5590	7130	7165	9932	10731	67427
6834	9147	6933	9847	11643	11906	11789	11841	102440
7754	8608	7519	8741	11368	10177	9953	8524	95998
2763	3732	2550	3841	5910	5184	6904	7150	48384
1895	2050	2116	2807	4738	4257	8007	8704	41676
1994	2437	1996	2835	4754	4231	8003	8490	42986
2226	3173	2206	3686	5027	4954	8364	9508	48899
3167	3518	3050	4077	6434	5776	8983	9572	57214
94573	114422	92659	126240	185867	169954	241098	249724	1624634

shows daily foot traffic count for the month of February

INVESTMENT SUMMARY

Investment Highlights

STRATEGIC LOCATION - Located downtown on historic State Street. Thousands of students, tourists, and residents walk daily. Currently occupies Campus St. Sportswear.

DENSE BUSINESS/MALL MARKET - Centered in a dense business/mall district.

COMPETITIVE LEASE RATES - Lease rates are competitive for the area. \$29.00 p.s.f. compared to \$50.00 p.s.f. right across the street. Includes tax, insurance, CAM, + water and sewer!

BUILDING FEATURES - Future plans for buildout negotiable with Landlord. Space is an open concept commercial retail space.

