



Building Type:	Office
Available SF:	3,533
Total SF:	3,533
Lease Rate:	\$20.5
Last Updated:	Apr 25, 2025

### **Economic Development Contact**

Sid Juwarker, Vice President of Economic Development

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#### **Realtor/Owner Contact**

Tim Wirta | tim.wirta@terrus.com

## **Property and Area Description**

This beautiful office building showcases the historic details of the building with the exposed brick and wood columns. It has a modernized exterior entrance with updated common areas. It's located in the Downtown Court Avenue district with close proximity to the skywalk system, East Village, Principal Park, the riverwalk, restaurants, shopping, entertainment and more. There is parking available in the connected ramp.

### **Population**



11,749 1 Mile Radius 100,462 3 Mile Radius

213.874 5 Mile Radius

Source: ESRI®, 2024

#### Households



7,155 1 Mile Radius

42,173 3 Mile Radius

89,325 5 Mile Radius

Source: ESRI<sup>®</sup>, 2024

# **Transportation**

Rail Served: No Rail Accessible: No

Rail Infrastructure in Place: Unknown