



FOR SALE OR LEASE

6,612 ± SF PROFESSIONAL OFFICE W/ DEDICATED PARKING LOT

EXCLUSIVE CONTACT

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Property Highlights

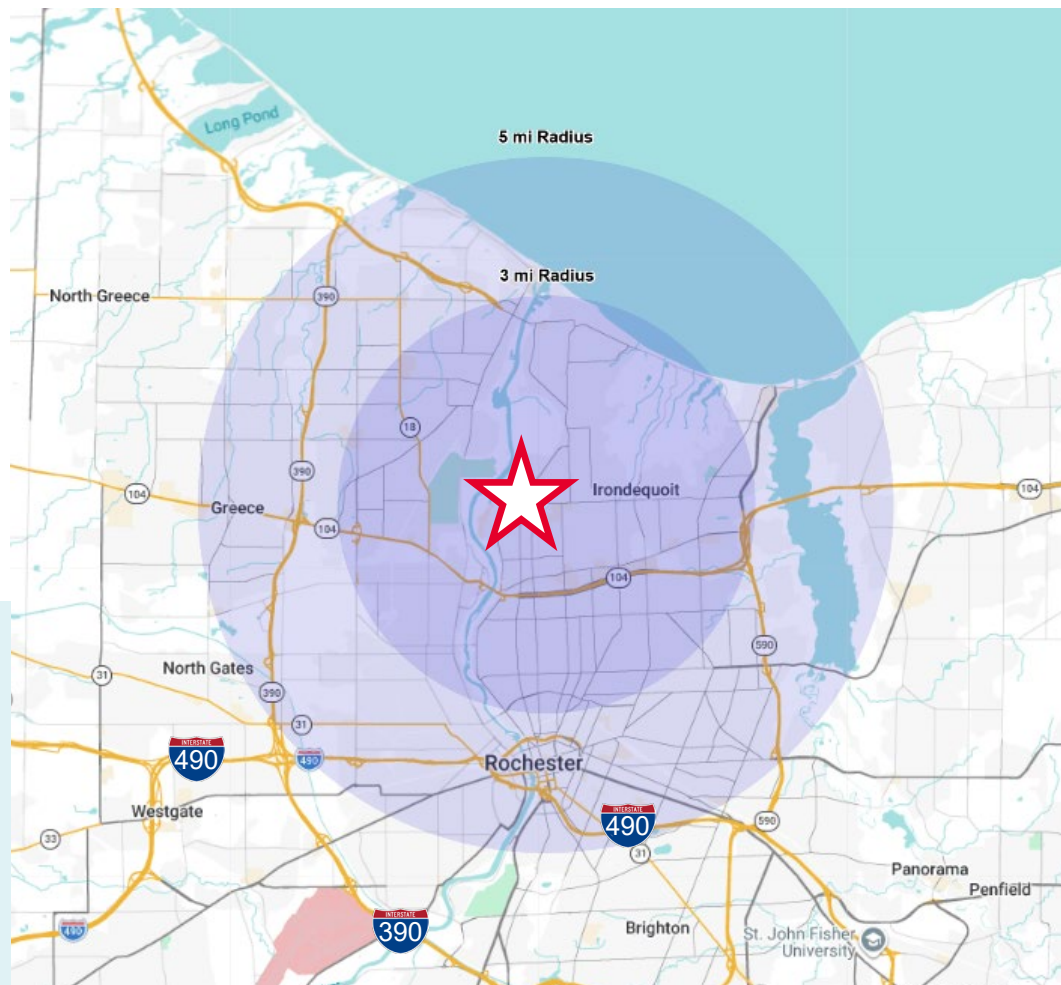
- 3,615 ± SF upper-level availability offers flexibility for single or multi-tenant configurations, or potential owner-occupancy.
- Well-suited for professional services, medical, or financial users
- Monument signage on Titus Avenue.
- 40+/- on-site parking spaces
- Prime visibility with easy access to Ridge Road and Culver Road.
- Upper level can be demised to accommodate users ranging from ±1,500 SF up to 3,615 SF
- Lower-level space available, ±500 SF ideal for a team room or meeting suite with pantry (photos available)
- Tenant improvement allowance is negotiable

Space Summary

	Available
Suite 1: Upper-level	3,615 ± SF
Suite 2: Lower level	880 ± SF

Workforce Data

	3 Miles	5 Miles
Total Population	132,187	281,106
Median HH Income	\$54,100	\$56,471
Median Age	38.3	38.0


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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

425 Titus Avenue
Property Photos

