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EXPLORE THE POSSIBILITIES



PROPERTY OVERVIEW



LEASE RATE

\$14.50/SF NNN

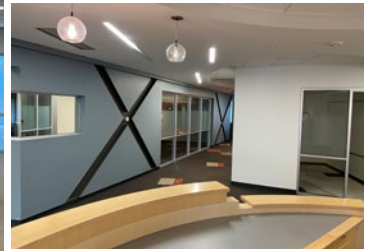
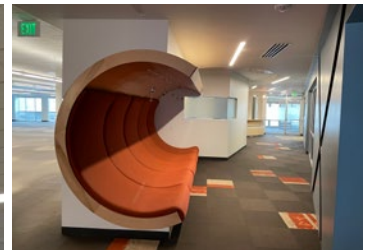
PARKING

4.8:1,000 SF

ESTIMATED OPERATING EXPENSES

\$7.30/SF (2022)



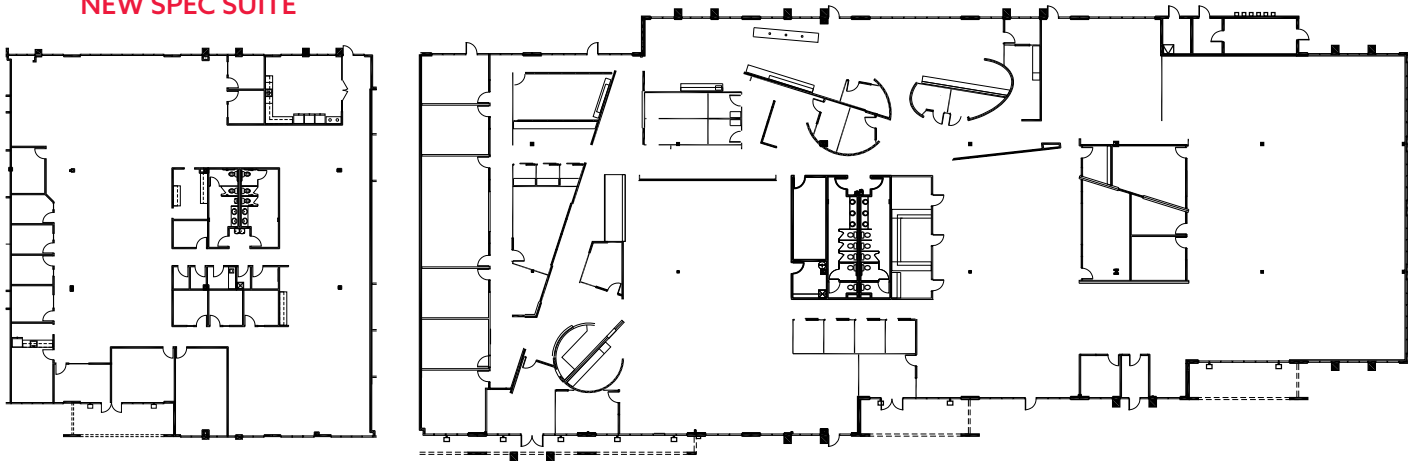


7245 S. HAVANA ST. | BUILDING B
13,005 - 40,972 SF AVAILABLE

- Up to 100% office
- New fitness center
- Loading possible
- Exterior patio space in courtyards
- 14' to structure for open ceiling creative office space

B400 | 13,005 SF
NEW SPEC SUITE

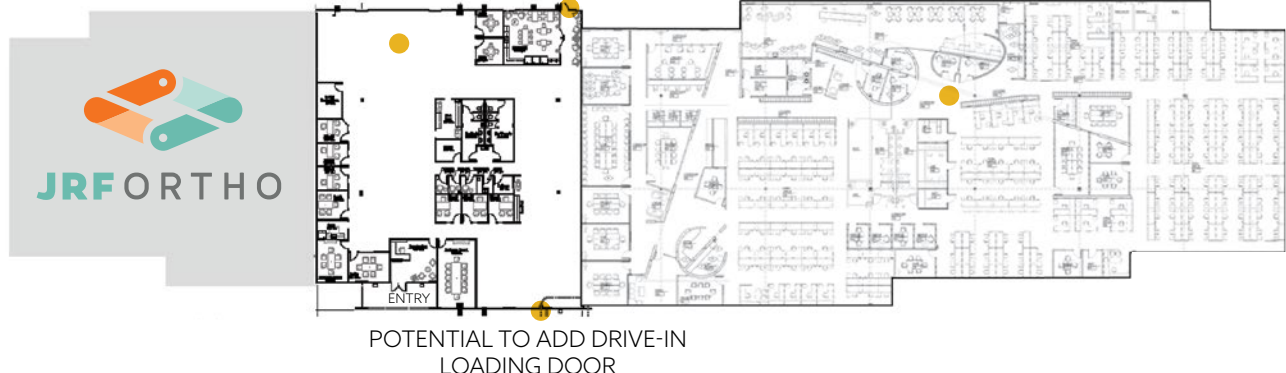
B600 | 27,967 SF



13,005 RSF AVAILABLE
 (NEW SPEC SUITE)

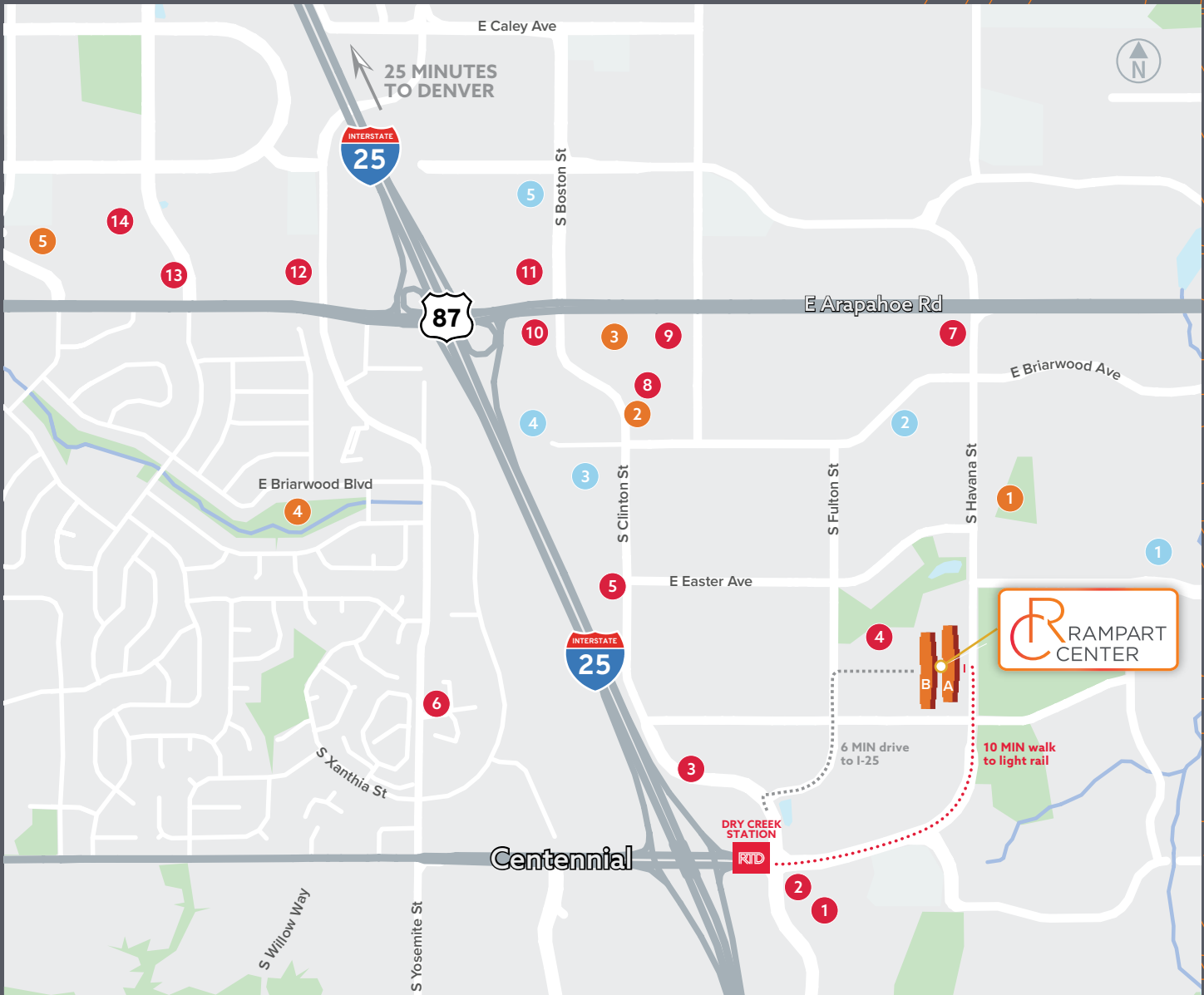
ACCESS TO
 COURTYARD

27,967 RSF AVAILABLE



POTENTIAL TO ADD DRIVE-IN
 LOADING DOOR

AREA OVERVIEW



Restaurants

1. Three Little Griddles
2. Eddie Merlot's
3. Maggiano's Little Italy
4. Jimmy John's
5. ViewHouse Centennial
6. Resolute Brewing Company
7. Outback Steakhouse
8. Pho Lee
9. Jabo's Bar-Be-Q
10. Zig Zag Smokin' Burger
11. El Tapatio
12. Red Robin
13. Tocabe
14. Grange Hall



Hotels

1. Hampton Inn DTC
2. Embassy Suites by Hilton DTC
3. Hyatt House DTC
4. Sleep Inn DTC
5. Courtyard by Marriott DTC



Entertainment

1. TopGolf
2. The 1Up Arcade Bar
3. Epic Escape Games
4. Walnut Hills Park & Trails
5. Pindustry

FOR MORE INFORMATION, PLEASE CONTACT:

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