

EXECUTIVE SUMMARY



OFFERING SUMMARY

GROSS LEASEABLE SF	16,911
Year Built:	2019,2023,2024
Price:	\$4,396,860
Price/sf:	\$260/sf

PROPERTY OVERVIEW

Conveniently located on Telephone Road between 19th St and 34th, this office park offers the perfect location for businesses needing quick access to the metro.

1201 MAGNOLIA

Total SF	8,407
Year Built:	2023
Price:	\$2,185,820
Price/sf:	\$260/sf

1109 30TH CT

Total SF	4,490
Year Built:	2019
Price:	\$1,167,400
Price/sf:	\$260/sf

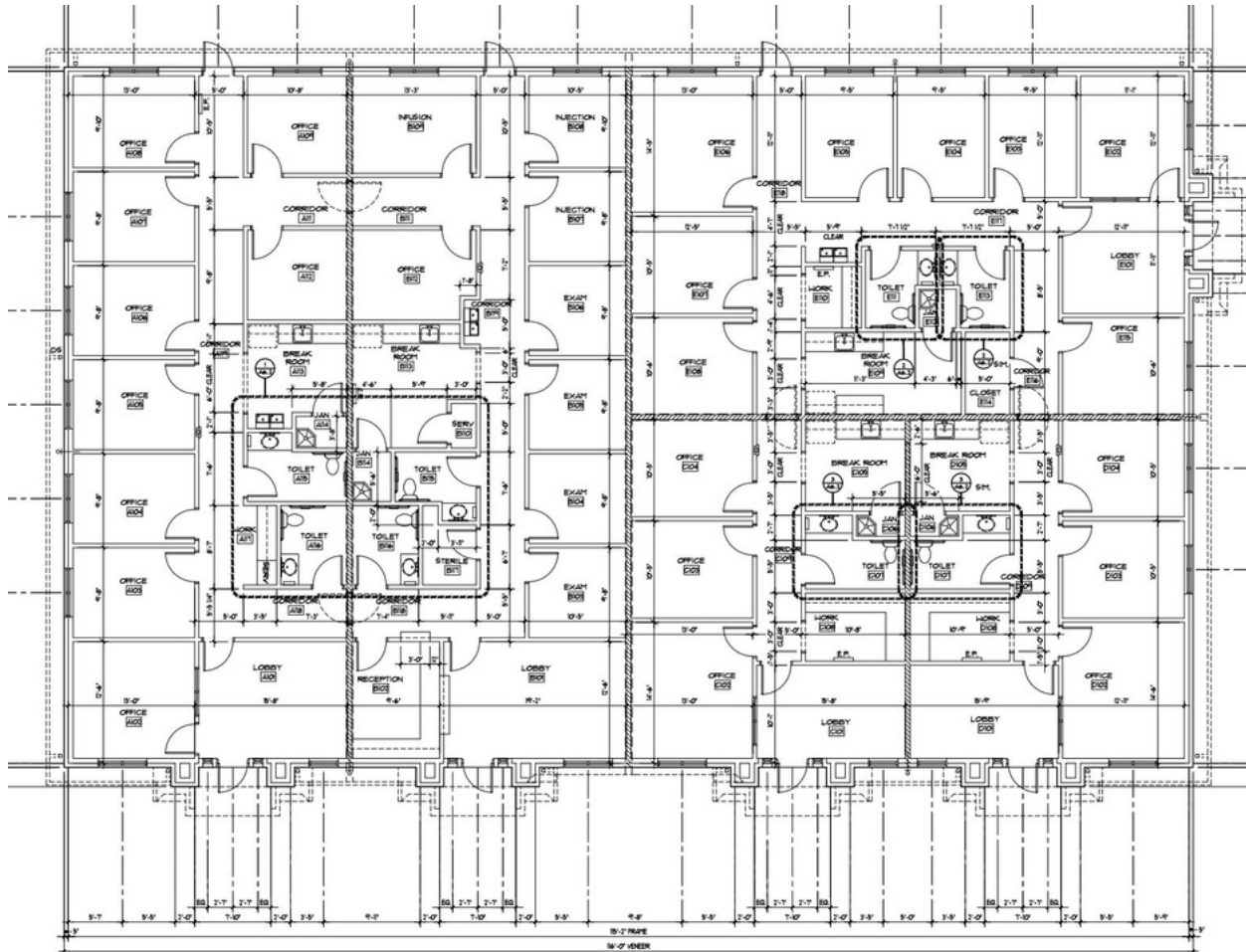
1112 30TH CT

Total SF	4,014
Year Built:	2024
Price:	\$1,043,640
Price/sf:	\$260/sf

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FLOOR PLANS - 1201 MAGNOLIA



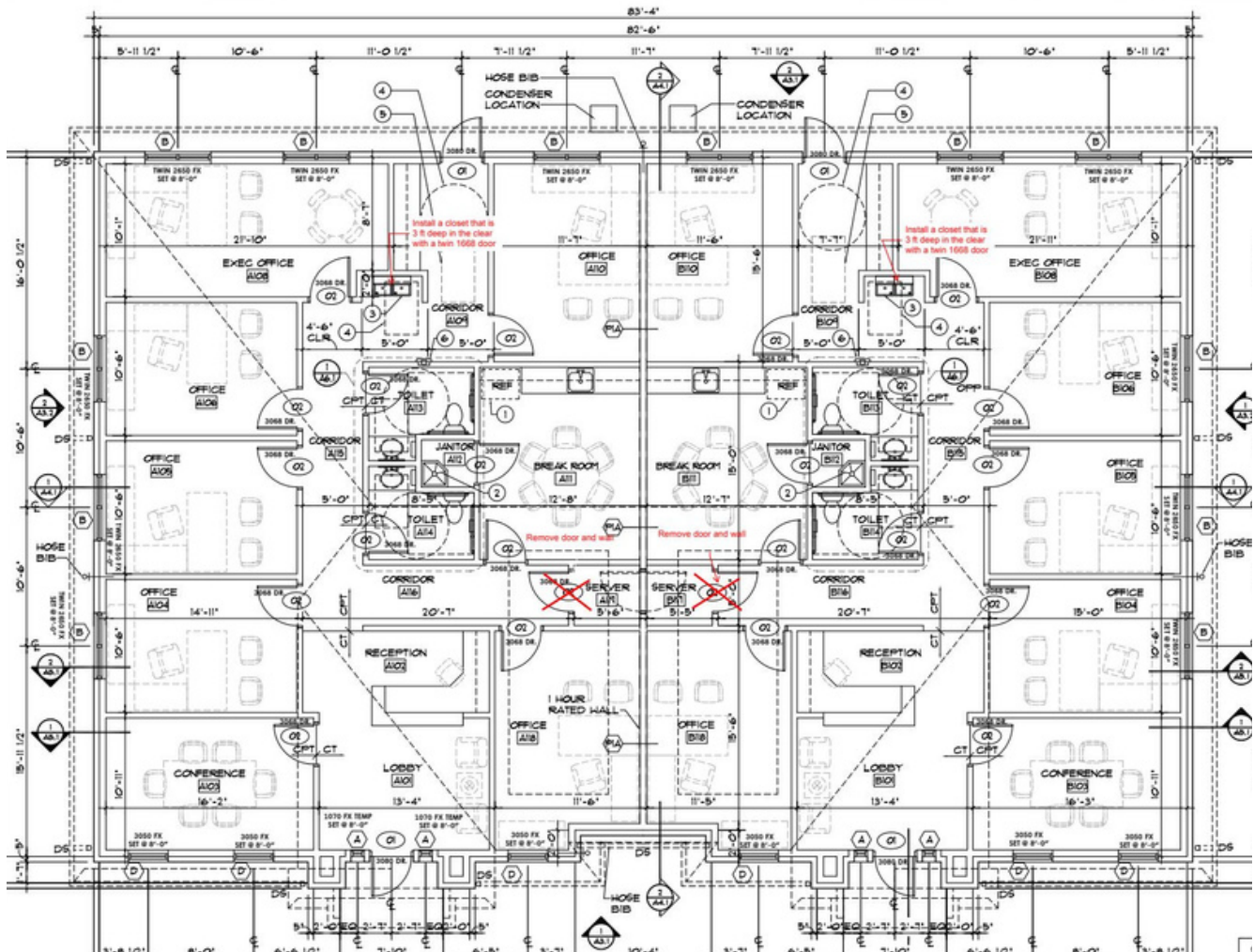
1201 MAGNOLIA- RENT ROLL

Suite 101-	Leased currently at \$22.50/sf+NNN
Suite 105-	Leased currently at \$22/sf+NNN
Suite 109-	MOVE IN READY
Suite 113-	MOVE IN READY
Suite 117-	MOVE IN READY

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FLOOR PLANS - 1109 30TH CT



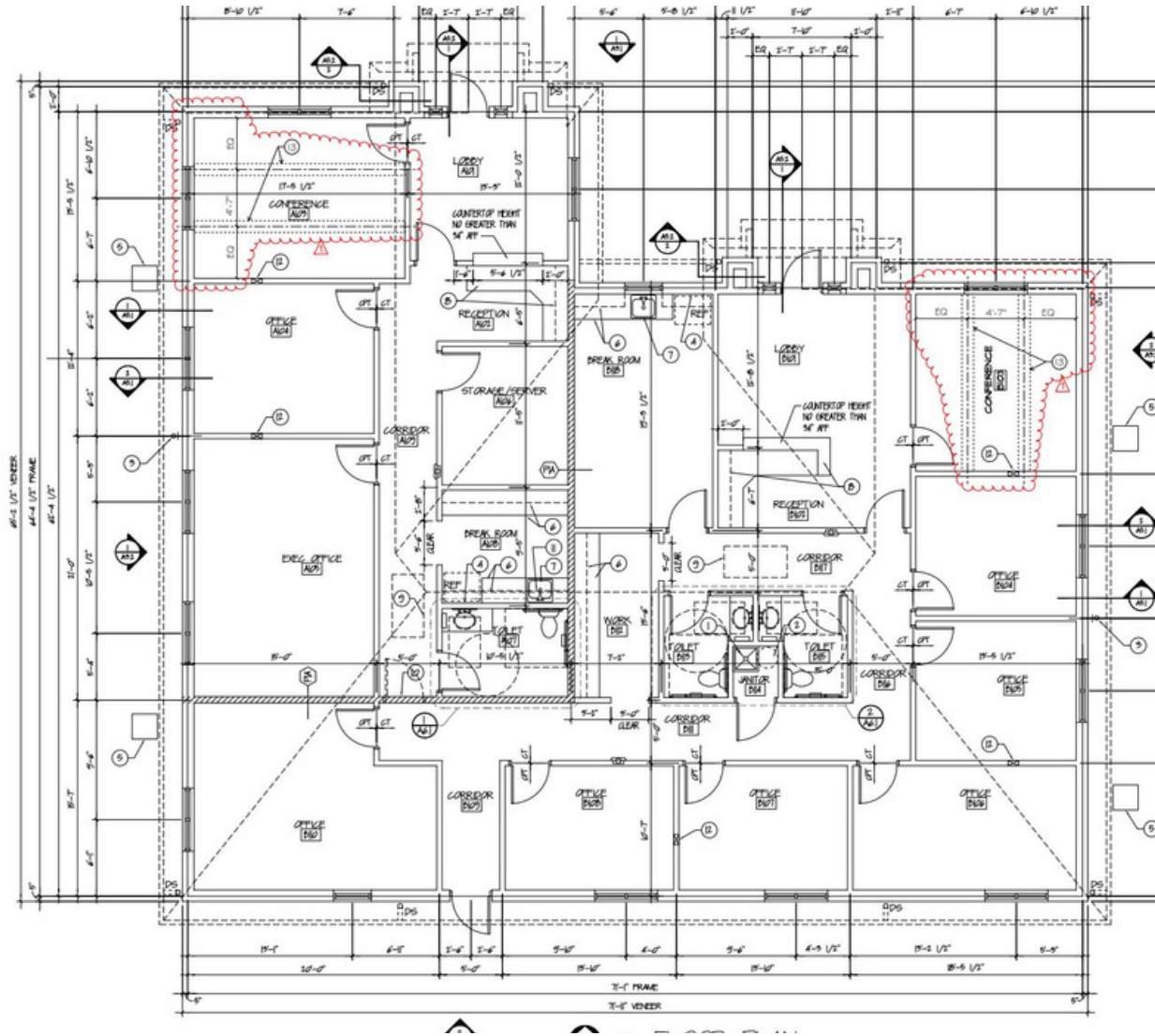
1109 30TH CT- RENT ROLL

Suite A-	Leased currently at \$19/sf+NNN
Suite B-	Leased currently at \$19/sf+NNN

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FLOOR PLANS - 1112 30TH CT



1112 30TH CT- RENT ROLL

Suite A- Leased currently at \$22/sf+NNN

Suite B- UNDER CONSTRUCTION

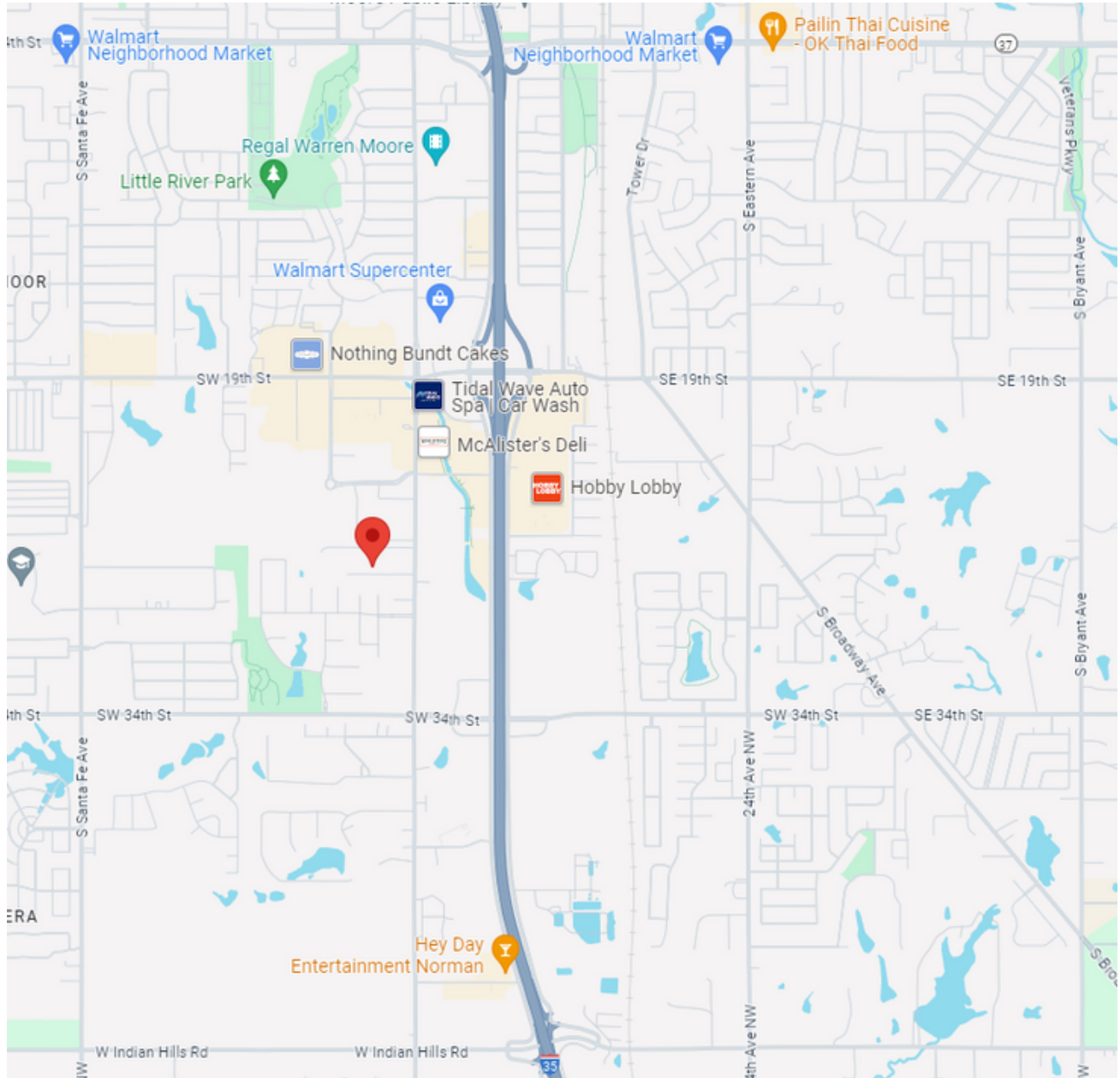
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THE WILLOWS OFFICE PARK
1201 MAGNOLIA & 1109, 1112 30TH CT



LOCATION MAP

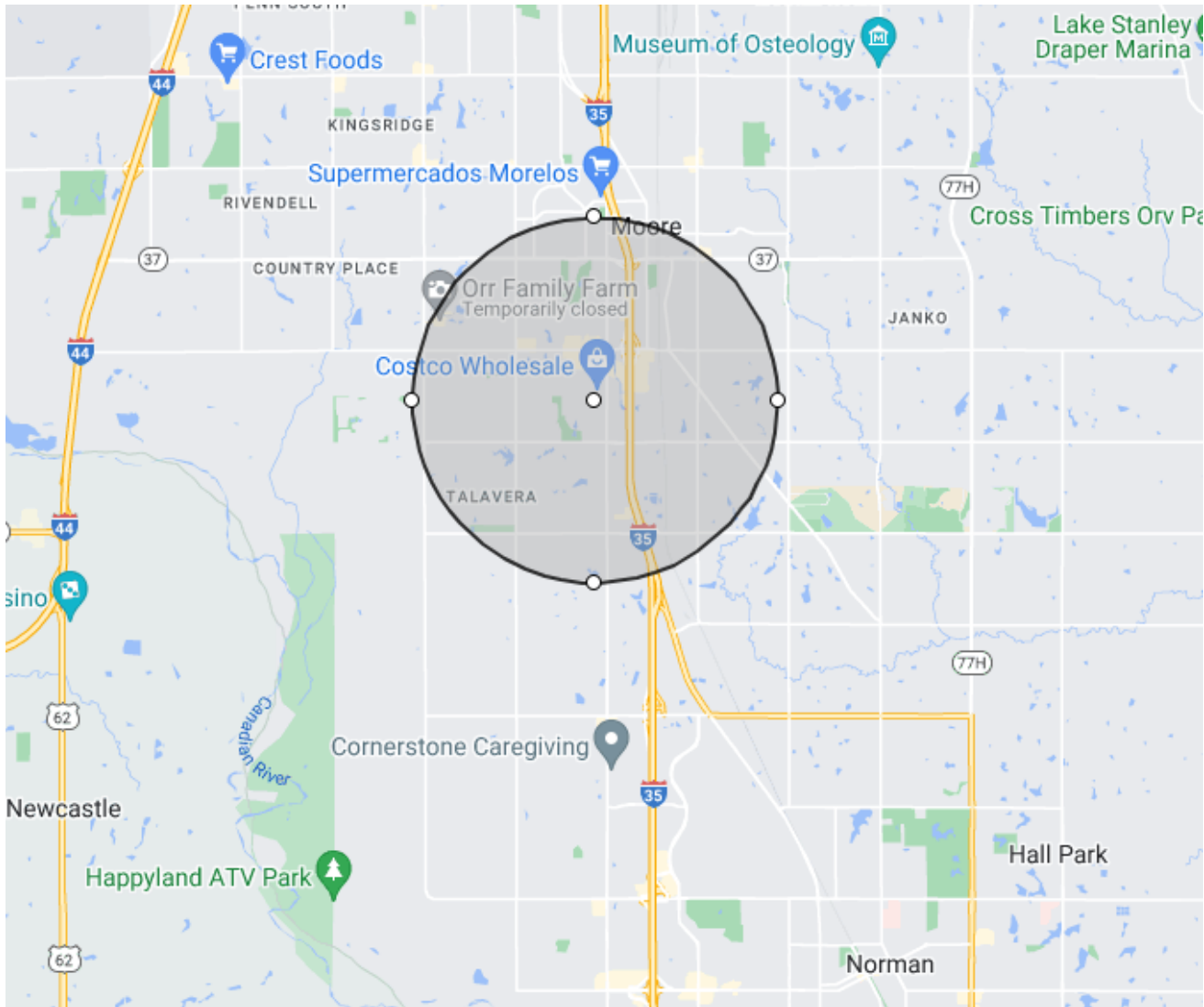


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DEMOGRAPHICS MAP & REPORT

Demographics	2 miles	5 miles	10 miles
Total Population	27,425	110,719	370,327
Average Income	\$82,896	\$88,002	\$72,977
Average House Value	\$164,109	\$179,346	\$156,935



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PHOTOS



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