



FOR LEASE

THE LOCAL LEADER IN
EXTRAORDINARY PROPERTIES



506 STATE STREET



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LEASING SUMMARY

Base Rate: \$4.75/s.f. + NNN

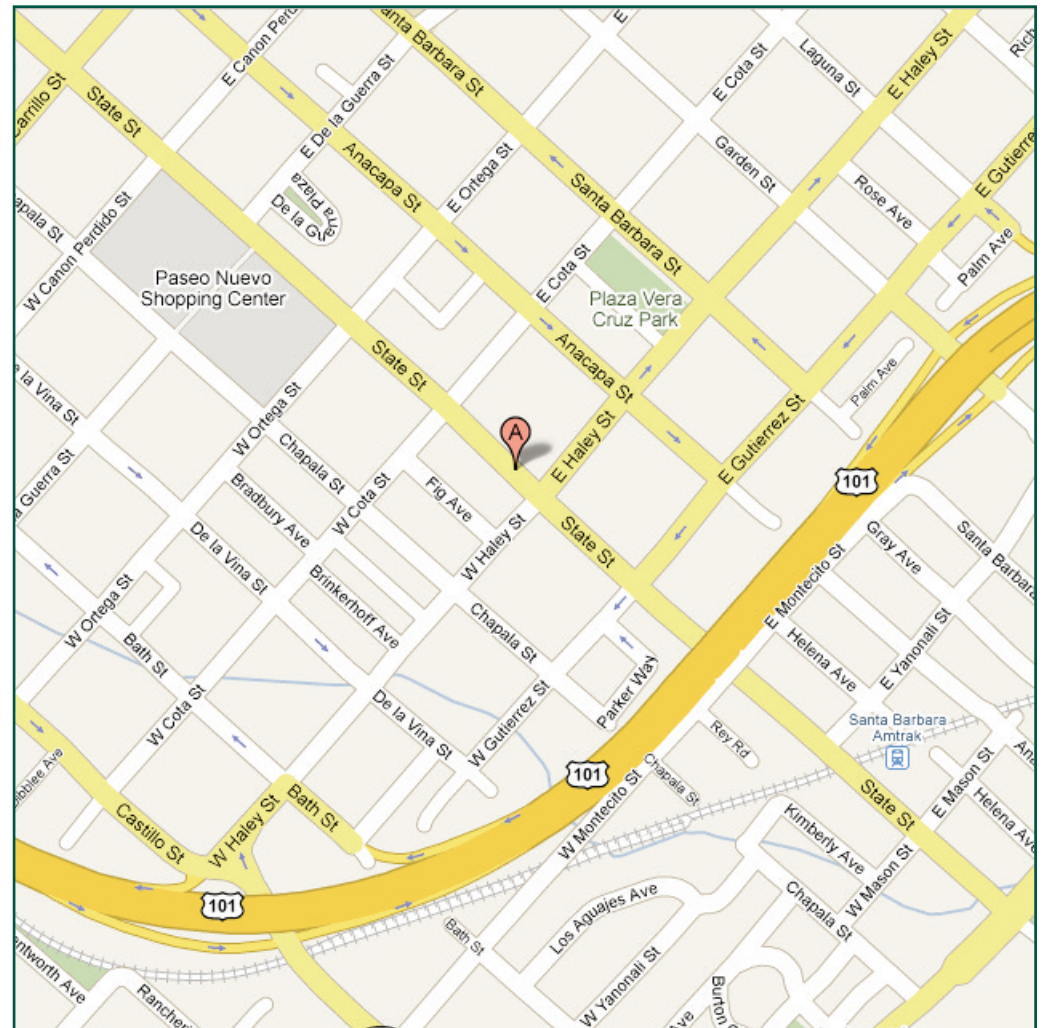
NNN Rate: Approximately \$0.94 PSF

Size: 1,347 rentable s.f.

DESCRIPTION:

This premier retail space occupies a prime location downtown in the heart of the business and retail districts on the corner of State and Haley Streets. The space is located within close proximity to popular restaurants, shopping and cafes, and is within walking distance to the Funk Zone, the Moxi Children's Museum and the newly developed La Entrada. This beautiful retail space will be fully remodeled to a vanilla shell and will feature high ceilings, natural light, a private ADA restroom, storage space and State Street frontage including access to additional sidewalk space. The rear entrance provides easy access to a City parking lot and deliveries. The property's co-tenants currently include The Natural Cafe, Cold Stone Creamery and Hibachi Steak House and Sushi Bar. Please call for more details or to schedule a showing.

RETAIL SPACE AVAILABLE



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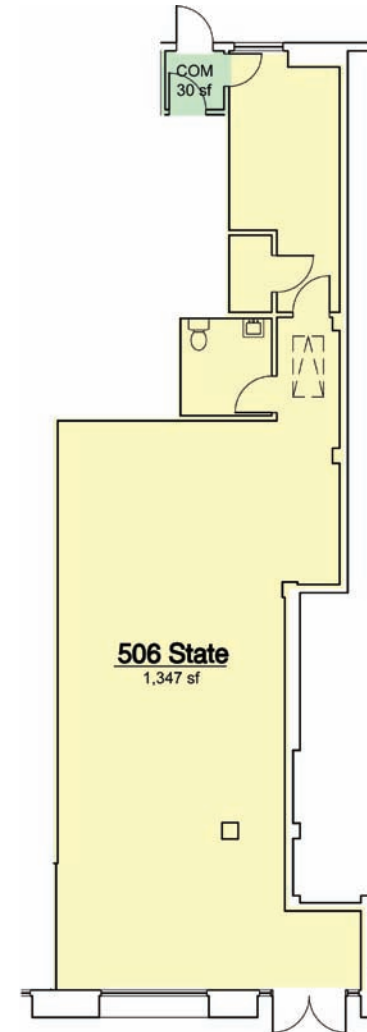


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RETAIL SPACE FOR LEASE

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02/20/18