

# FOR LEASE

## 700 N. 13<sup>th</sup> St., Ste. A Rogers

# \$1215 MONTHLY



## \$8.50 PSF

- 1715 +/- SF available
- 7668 +/- SF building
- Situated on 1.12 +/- acres
- Zoned C-3
- 249.2' +/- frontage on 13<sup>th</sup> Street
- 2008 traffic ct. - 7100
- 2 large conference rooms
- 5 private offices
- 1 restroom
- Break room area
- Ample paved parking
- Tenant pays all utilities
- Landlord pays taxes, insurance and CAM

DIRECTIONS: From I-540, exit 85 – east Walnut 2½ miles, north N. 13<sup>th</sup> Street – ½ mile, Property on west side just before intersection of Olive/13<sup>th</sup>.

**With a 2 year lease tenant will get the first month and the sixth month FREE!!**



MLS#590646

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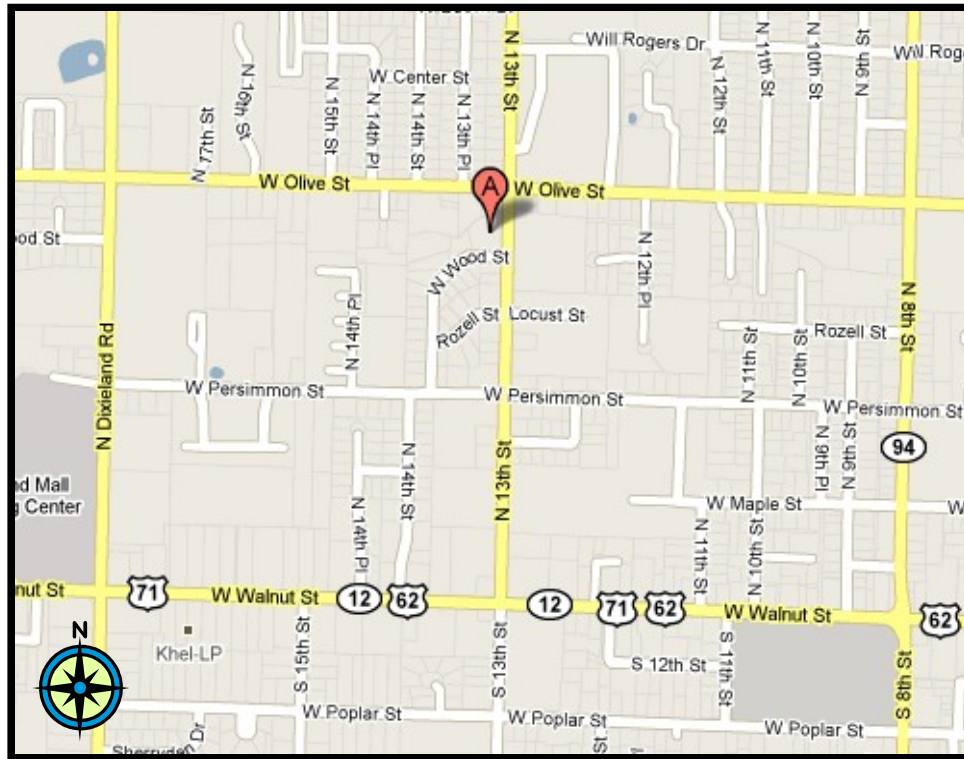


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All information contained herein given by sources deemed reliable. We do not however guarantee its accuracy.

### AREA MAP



**SUBJECT SITE**



### AERIAL MAP

