

FREE STANDING BUILDING FOR LEASE

Free rent for a qualified, creditworthy tenant. Rent reduced, too!
Formerly Persian Bazaar Gallery

For more
information
or to
schedule
a showing
please contact
Tony or Calvin.



ADDRESS

3219 E. Douglas
(Douglas & Hillside)

BUILDING SIZE

6,200 sq. ft.

LEASE RATE

Base Rent: \$3,000.00 mo. (\$5.80 psf) for first year
\$3,900.00 mo. (\$7.55 psf) after first year
Net Lease: 3-5 year term preferred
2015 Taxes: \$4,402.23 yr. (\$366.85 mo. / \$.71 psf)
Ins.: \$2,400 yr. (\$200 mo. / \$.38 psf)

DEMOGRAPHICS (ACS Estimate) **1 mile** **3 miles**

2008-2012 Population	13,748	105,074
2008-2012 Ave. HH Income	\$60,279	\$46,702

COMMENTS

- Beautiful hardwood floors
- Suitable for retail or office
- Abundant parking
- Well established commercial area
- High street visibility
- Located near College Hill area and just east of downtown

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3219 E. Douglas / Aerial

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