

3402 Cherry Ave NE

For Lease



**8,627 SF
AVAILABLE
AT CHERRY
AVE & SALEM
PARKWAY**

- 2-Story 28,000 sf office building
- 8,627 sf available on second floor ready for tenant build out
- 2 Stair well systems
- Central lobby with elevator and restrooms on both floors
- Space is dividable
- 14 designated parking spaces directly in front of building with additional spaces available in designated area north of building.
- 1.5 miles to I-5



**Full Service Lease Rate: \$1.75 sf/mo ,
excluding janitorial**

Lease rate is turnkey ready for occupancy, including tenant improvements, with approximately 25% office build out with remainder in open space for modules. Landlord responsible for bringing standard phone lines and C-5 computer cable to the mechanical room.



INVESTORS BROKERAGE INC.

COMMERCIAL & INDUSTRIAL REAL ESTATE DEVELOPMENT

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