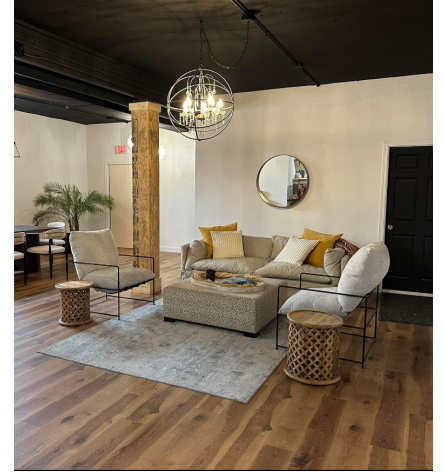


# 415 5th Street

## \$4991/month



## Commercial Space in Valley Junction Available!

Turnkey, gorgeous renovated space. Sublet option available:

- ▶ 3100 sf
- ▶ Current lease terminates June 30, 2026
- ▶ Current rent of \$4991 - includes base rent + additional rent (CAM)
- ▶ Utilities included in CAM, except internet
- ▶ Space includes main showroom, bathroom, large community room, small kitchen/break room, large storage room, single garage, large dressing room or small office
- ▶ Rear alley access through pedestrian door and automated garage

- ▶ Renovated summer 2023: raised ceiling, new paint on ceilings and walls, removed raised flooring and added laminate wood flooring throughout, brought electrical and fire to code
- ▶ Option to sign new lease with new terms directly with landlord.
- ▶ Available for possession November 1, possibly sooner.

Contact Tina Coppola for more information:

# 515.314.4800