



## LEASE SUMMARY

**Available SF:** 3,034 SF

**Lease Rate:** \$16.50 SF/YR

**Lease Type:** Full Service

**Year Built:** 1996

**Building Size:** 11,415 SF

## PROPERTY OVERVIEW

710 Cedar Lake is a two-story, 11,415 square foot office building, located in the Cedar Lake Office Park. The location is ideally situated less than a mile from the Broadway Extension and less than 3 miles from I-35. The available space is able to conform to multiple business types, and layout designs.

## PROPERTY HIGHLIGHTS

- Flexible space layout with good mix of open space and private offices
- Back-up generator
- Conference Room
- Large amount of free surface parking spaces
- Kitchen
- Security Alarm with magnetic locks on outside doors
- Several offices overlook the lake directly south of the building

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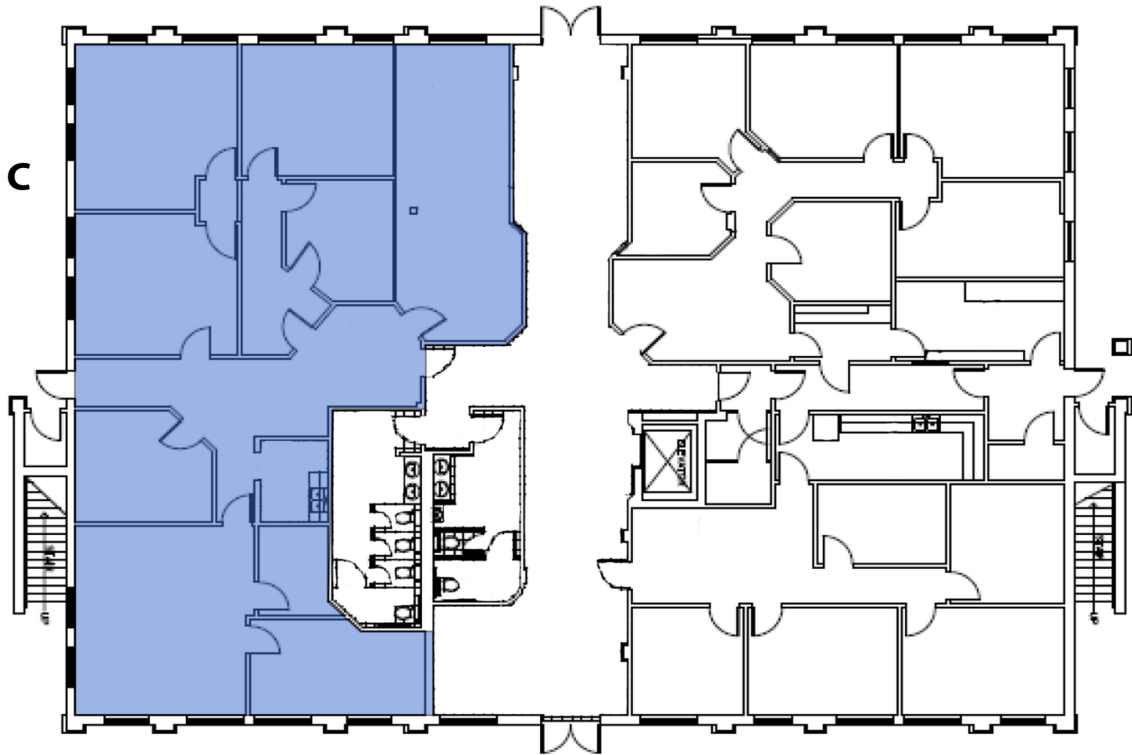


SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite C	Office Building	\$16.50 SF/YR	Full Service	3,034 SF	Negotiable	

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**SUITE C**



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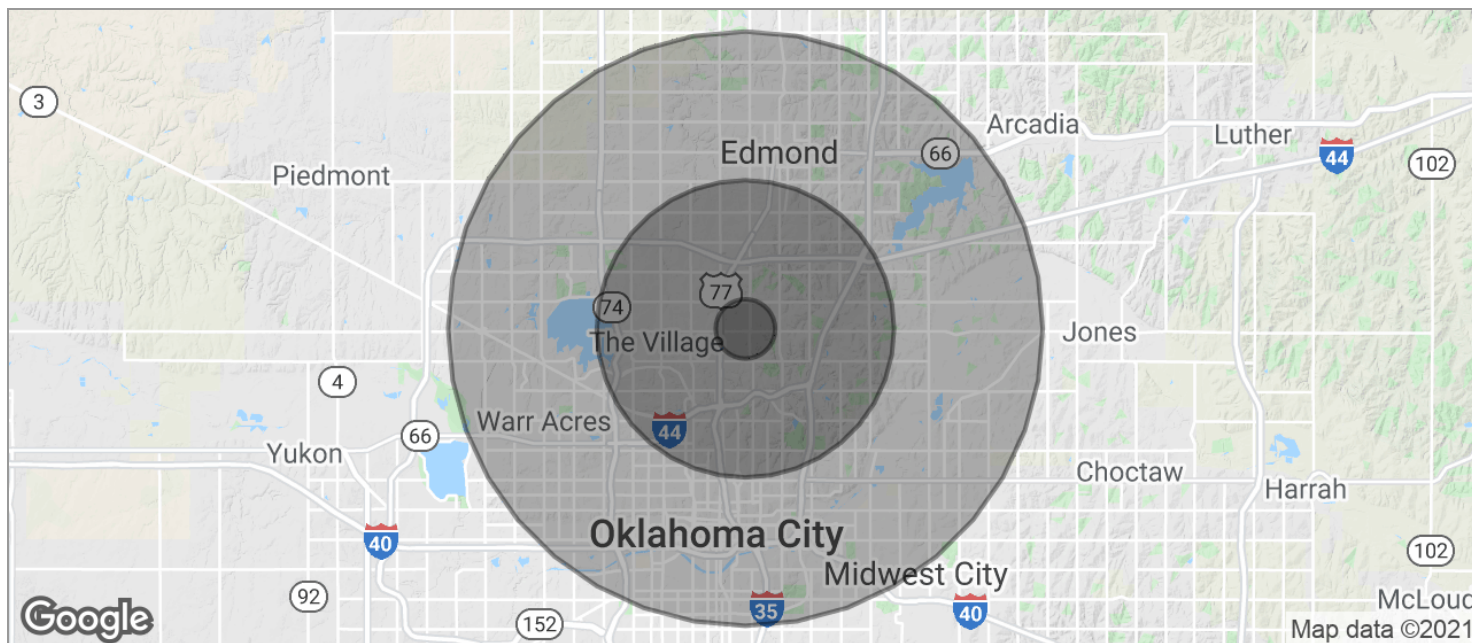
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	765	126,543	531,479
MEDIAN AGE	42.7	35.3	35.0
MEDIAN AGE (MALE)	42.7	32.7	33.8
MEDIAN AGE (FEMALE)	42.9	37.0	36.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	289	54,194	216,508
# OF PERSONS PER HH	2.6	2.3	2.5
AVERAGE HH INCOME	\$67,616	\$69,609	\$65,081
AVERAGE HOUSE VALUE		\$196,846	\$176,620

\* Demographic data derived from 2010 US Census

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