

# FOR LEASE

4427 Emerson Street



(+/-) 56,874 Square Feet

- 1000-56,874 sq. ft. Available
- Seven (7) Free-standing Buildings
- Class "B" Office Space at Class "C" pricing
- Take Immediate Occupancy
- Functional Floor Plans
- Major Renovations Completed
- Tenant Improvements Negotiable
- New Ownership & Property Management
- 5 per 1,000 sq. ft. parking ratio
- Starting @ \$7.00 p.s.f. NNN. CAM estimated to be \$3.00 p.s.f.

**office**

**industrial**

**retail**

**property  
management**

**medical**

**investment**

***For more Information  
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