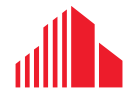




CREATIVE OFFICE FOR LEASE

3300 W. BROAD STREET
GREAT SCOTT'S ADDITION LOCATION



CUSHMAN & WAKEFIELD

THALHIMER

PROPERTY HIGHLIGHTS



Designed by architect Louis Ballou and built in 1939, **3300 WEST BROAD STREET** is an Art Moderne building with curved forms and long horizontal lines, projecting an historic facade unique to the Scott's Addition neighborhood.



18,500 SF
BUILDING TOTAL SIZE



79-2,434 SF SUITES
AVAILABLE SPACE



GREAT LOCATION
SCOTT'S ADDITION, GREAT VISIBILITY



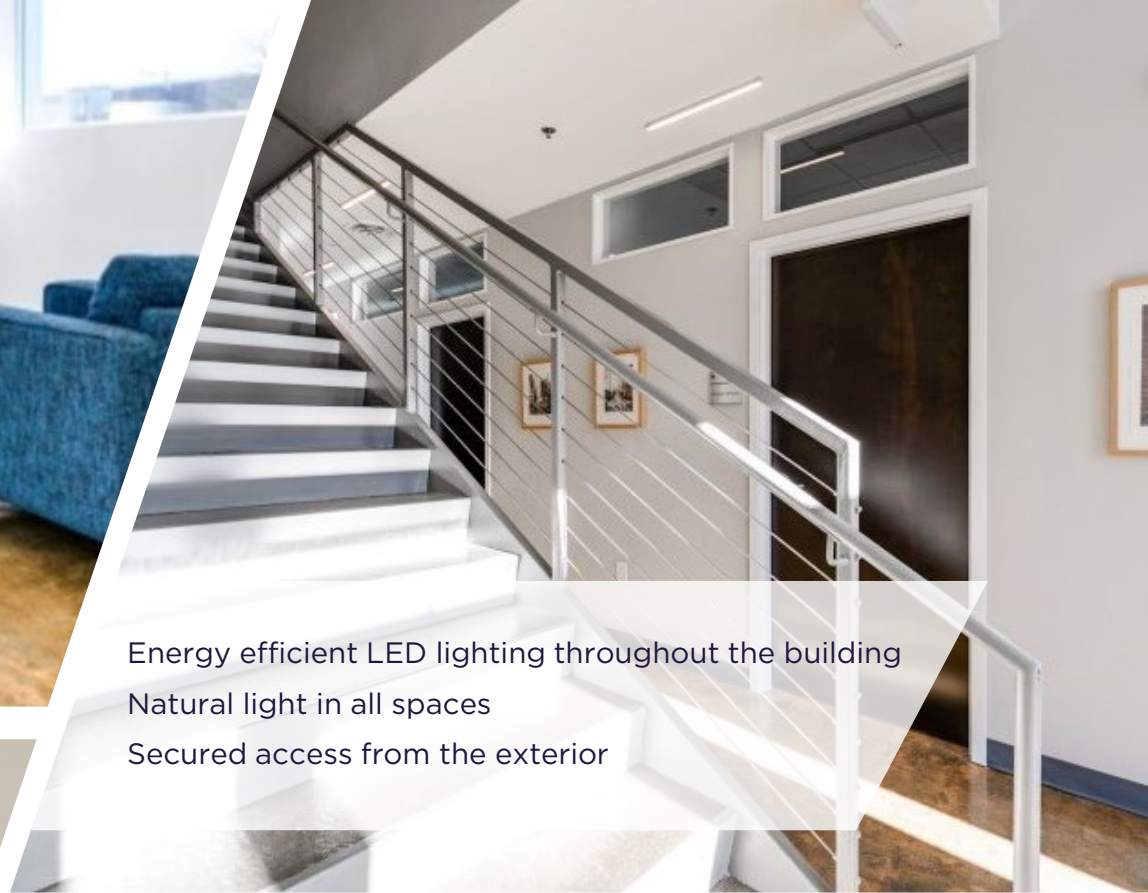
PARKING
OFF-STREET & ON-STREET
LOCATED ON THE PULSE LINE



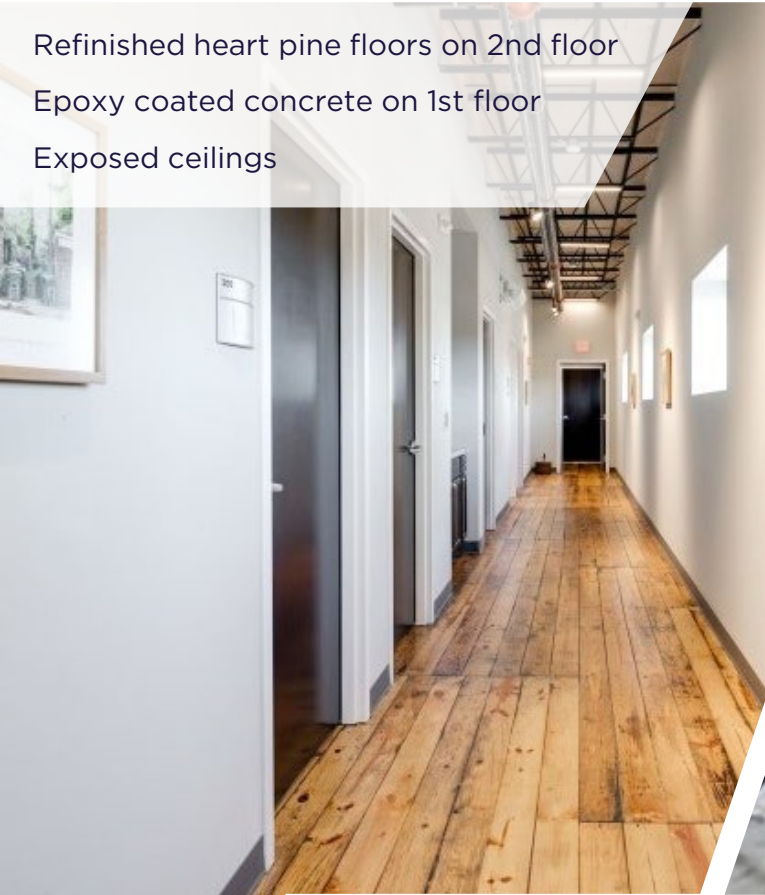
PROPERTY PHOTOS



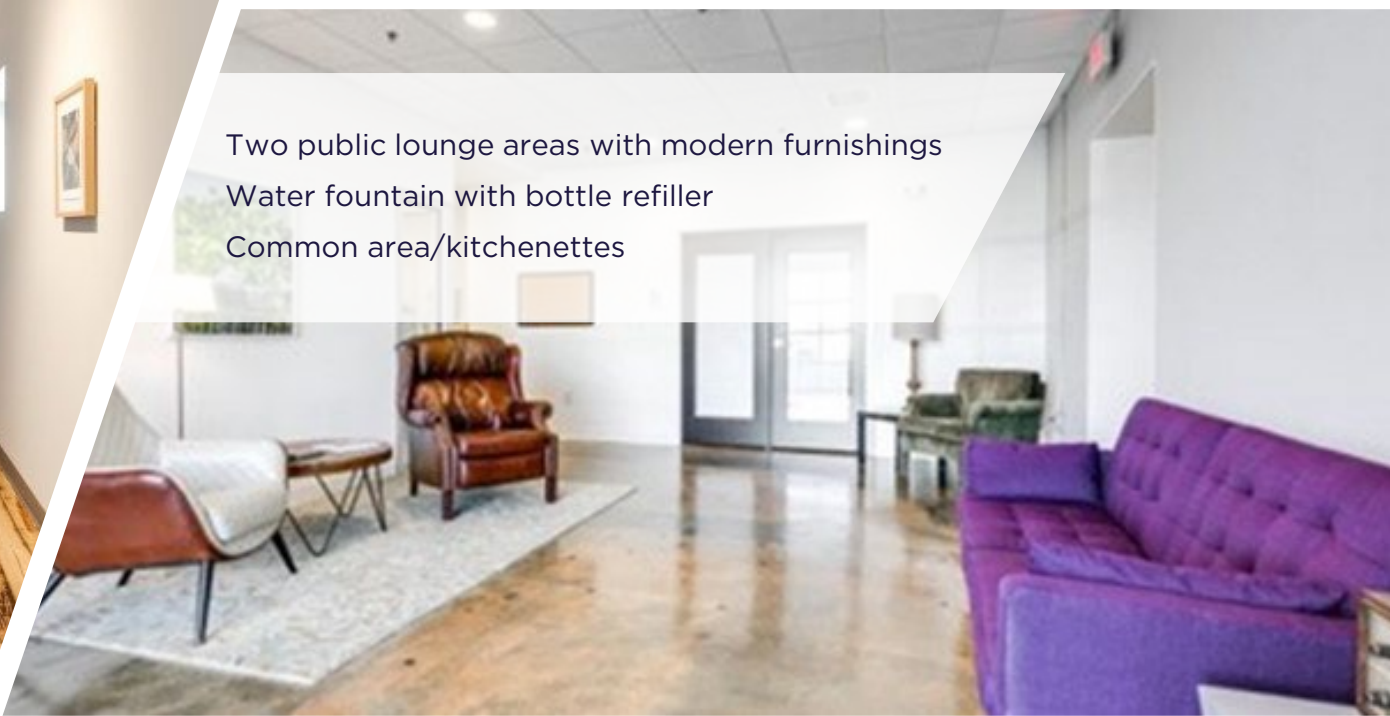
Energy efficient LED lighting throughout the building
Natural light in all spaces
Secured access from the exterior



Refinished heart pine floors on 2nd floor
Epoxy coated concrete on 1st floor
Exposed ceilings



Two public lounge areas with modern furnishings
Water fountain with bottle refiller
Common area/kitchenettes



FLOORPLANS & AVAILABILITIES



FIRST FLOOR

Suite 100	158 SF	\$700/Mo. FS
Suite 101	157 SF	\$700/Mo. FS
Suite 103	253 SF	\$950/Mo, NNN
Suite 105	355 SF	\$1,100/Mo, NNN
Suite 106A	716 SF	\$1,550/Mo, NNN
Suite 109	94 SF	\$600/Mo, FS
Suite 110	127 SF	\$650/Mo, FS
Kitchen/ Gallery	2,904 SF	\$31 PSF, NNN <i>2nd generation restaurant space</i>



