



For more information, contact:

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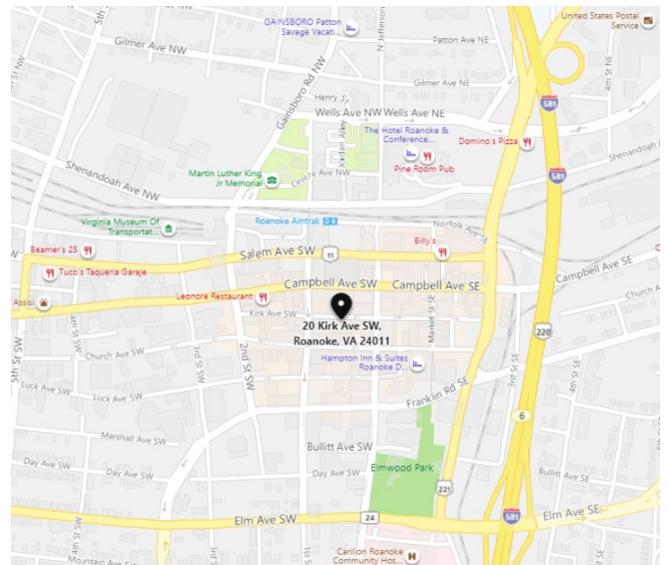
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## Property Features

- 1,466 SF office/retail space available
- Offered at only \$15.50 PSF on modified gross lease (tenant pays rent + utilities only)
- Direct, street level entry into a historic 100-plus year-old office building
- Features (3) private offices, a large meeting area, and kitchenette
- High ceilings and exposed brick throughout
- Several lots with available parking in close proximity
- Moments from surrounding amenities but located on a quiet street in the heart of downtown



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RECEPTION/WELCOME AREA



PRIVATE OFFICE



KITCHENETTE

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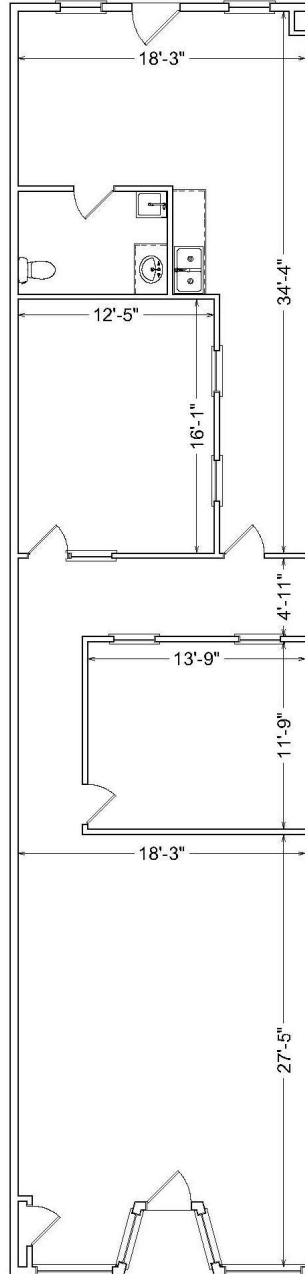
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**18A KIRK AVE**

THIS DRAWING IS NOT AN ARCHITECTURAL  
RENDERING IT IS FOR THE SOLE PURPOSE OF  
SHOWING THE APPROXIMATE EXISTING  
FLOOR PLAN AND ITS APPROXIMATE  
DIMENSIONS.



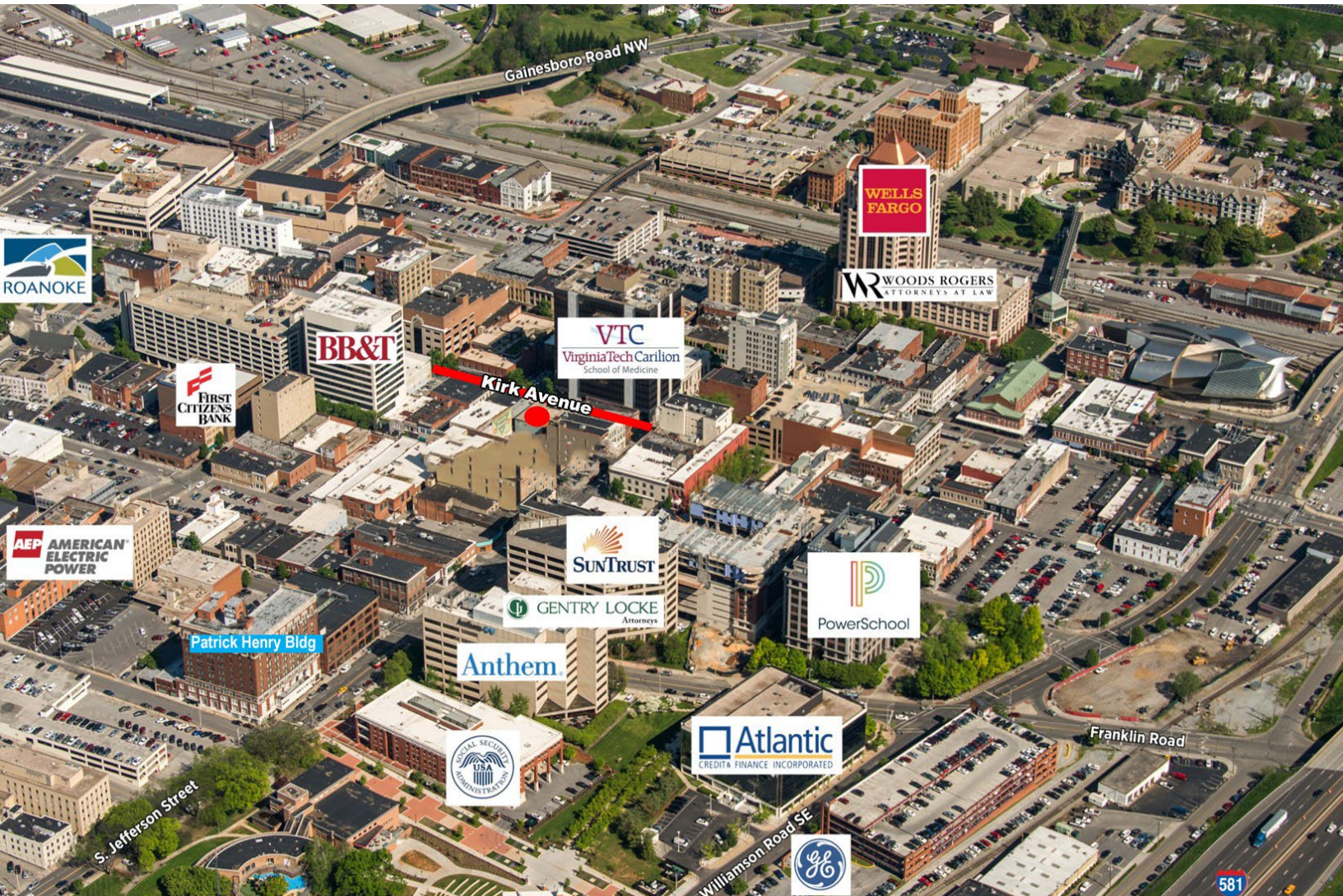
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