

**Office Space for Lease  
2728 Colonial Drive  
Mike Casey 443-0333 cell 439-3744**

Building Name: Mountain West Bank

MLS # 281199

First Floor:

Year Built: 2007

Total Floors: 3

Present Use: vacant

Available Space: Unit 1- 3258 sq ft  
Unit 2- 1314 sq ft  
Total space available – 4572 sq ft

Quoted Rent: \$18/PSF annual

Utilities: separately metered- tenant pays

Term: 5 yr lease/Negotiable, 5 yr option

T.I. Allowance: \$50 PSF negotiable

Storage: inquire

Parking: Public parking

Amenities: ADA door width, grab bars, hallway width  
Automatic door, elevator, parking.

Occupancy: professional /services

Showing Instructions & Key Location:  
call Trimac Group 443-0333



**QUALITY OF BUILDING & LOCATION:**

- B-2 general commercial
- Grey shell space in class A building
- Flexible space with generous T I allowance will relocate to accommodate tenant expansion
- Will divide & develop, remodel to suit.

**DOCUMENTS ON FILE & COMMENTS:**

- Can be used as professional office. Present all letters of intent to lease.
- Floor plan
- Draft lease agreement