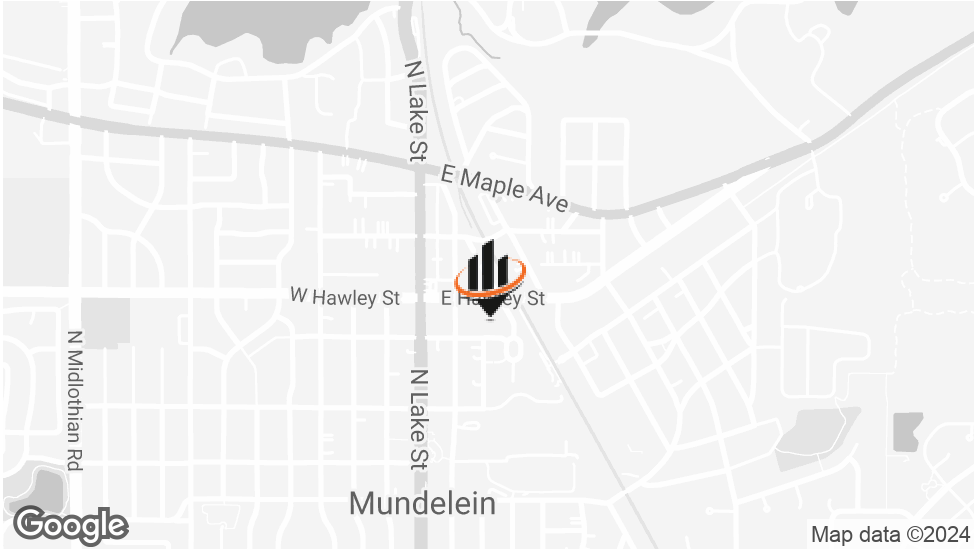


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 - 15.00 SF/yr (NNN)
AVAILABLE SF:	975 - 7,388 SF
EST TAX/SF:	\$3.08
EST CAM/SF:	\$1.20-\$1.57
ZONING:	C
TRAFFIC COUNT:	7,901

PROPERTY OVERVIEW

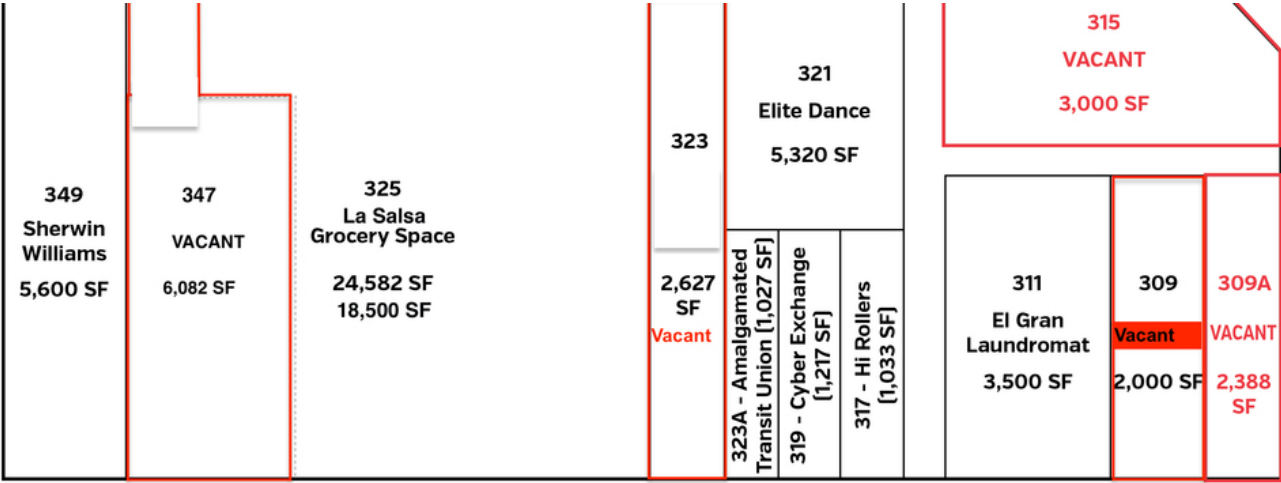
13,470 SF available
Below market rents
Low expenses
Well-located in grocery anchored center
Near Village Hall and New Train Station developments

PROPERTY HIGHLIGHTS

- Below Market Rents
- Low Expenses
- In the Heart of the new Downtown Residential District
- Strong demographics
- Strong tenant mix
- Near the Village Hall and New Train Station Developments
- Center anchored by Sherwin Williams and Grocery

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LEASE SPACES



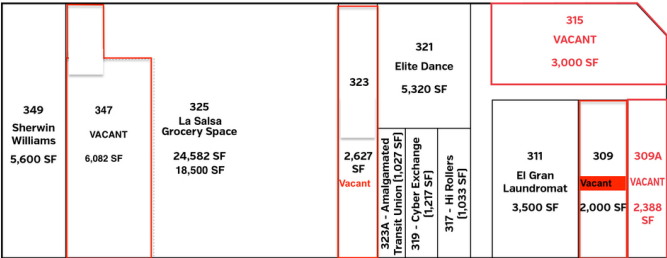
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	36 months
TOTAL SPACE:	975 - 7,388 SF	LEASE RATE:	\$10.00 - \$15.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
309	Available	2,000 - 7,388 SF	NNN	\$10.00 SF/yr	-
309A	Available	2,388 - 7,388 SF	NNN	\$10.00 SF/yr	-
315	Available	3,000 - 7,388 SF	NNN	\$10.00 SF/yr	-

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LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
323	Available	2,627 SF	NNN	\$12.00 SF/yr	-
347	Available	6,082 SF	NNN	\$10.00 SF/yr	-
379 N. Seymour	Available	975 - 3,400 SF	NNN	\$15.00 SF/yr	-
383 N. Seymour	Available	1,250 - 3,400 SF	NNN	\$15.00 SF/yr	-

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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