

# FOR LEASE

## ADMINISTRATIVE OFFICE – COMPUTER LEARNING CENTER 12158 NATURAL BRIDGE ROAD / I-270 & ROCK ROAD AREA



**10,000± SQUARE FEET AVAILABLE / ABUNDANT PARKING  
IDEAL OWNER-OCCUPIED INVESTMENT / 24,319± SQ. FT. CENTER**

### ■ High Finish Space:

- ★ General Office Suite with Adult Learning Facility
- ★ Two Conference Rooms
- ★ Coffee Bar and Vending Area
- ★ Separate Kitchen Area
- ★ Several Private Offices
- ★ Lease Rate: \$12.00 PSF, Modified Gross

### ■ Office Center Information:

- ★ New HVAC, Façade, Parking Lot and Landscaping in 2003-2004
- ★ Potential Ownership Opportunity with Cash Flow
- ★ 170+ Parking Spaces
- ★ 3.054 Acre Site for Parking or Expansion
- ★ Center Sale Price Only: \$82.03 PSF

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**HILLIKER**

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