

**◆ ◆ NOW LEASING ◆ ◆**

**HIGH TRAFFIC RETAIL CENTER**

**GREAT NORTHWEST LOCATION**

**EARLY FALL 2024 OCCUPANCY**

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- ◆ The new Square 106 development is located at 1720 Shiloh Road.
- ◆ One remaining built-to-suit pad site with drive through will accommodate approx. 2,000 SF restaurant building (1670 Shiloh Road).
- ◆ Great location west of Shiloh Road on Avenue C with great Shiloh Road front exposure. Super high traffic storefront and signage on Shiloh Road.
- ◆ Approx \$55-60 per sq. ft. per year base rent depending on build-out specifications and final costs.
- ◆ CAM expenses est. @ \$5.00 per sq. ft. per year first year.
- ◆ Minimum 10-year lease for new build-to-suit pad site.
- ◆ Development is anchored by City Brew Coffee, Anytime Fitness, Jet's Pizza, Liberty Mutual, Lone Peak Physical Therapy, and Good Martial Arts.
- ◆ Reserving space now with deposit for Early Fall 2024 occupancy.

**Contact Rob Veltkamp**  
**Rob Veltkamp Brokerage**  
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