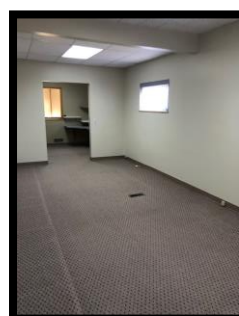
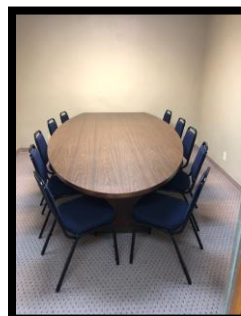


**418 North Spruce Street
OFFICE SPACE AVAILABLE
ALL UTILITIES PAID BY LANDLORD!!**

Front Lobby: 25.7 X 15.6
Reception Desk: 10.5 X 9.4
Reception Office Area: 31.6 X 10.4
East Office 1: 10.9 X 9.2
East Office 2: 10.8 X 10.4
East Bathroom: 3 X 6
East Break Room: 7.2 X 6
South Office 1: 21.8 X 11
South Office 2: 9.4 X 10.9
South Office 3: 10.8 X 10.2
South Bathroom: 5.2 X 3.5
West Office: 11.7 X 11
Bathroom: 7.5 X 11
Break Room: 14.1 X 10.8



BASEMENT OFFICES:

Office 6: Suite F

2 rooms with own bathroom

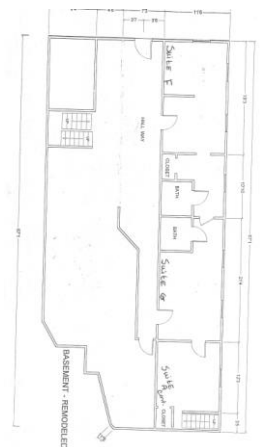
One room is approx. 19.3' X 11.6' (224 s.f.)

2nd room is approx. 10.10' X 11.6' with bathroom (117 s.f.)

Office 7: Suite G

Approx. 21.4' X 11.6' (248 s.f.) includes own bathroom

All offices have access to a break room and one handicap accessible restroom upstairs. There is a wheelchair ramp at rear entrance from parking lot. All tenants share large parking lot in rear of building plus on-street parking in front and north side of building. Landlord pays all utilities except phone & internet. Landlord also provides snow removal, lawn care plus cleaning of the breakroom, & shared bathroom.



**CALL LINDA FULLER FOR DETAILS
(308) 289-0974**