



## 418 North Spruce (North Side)

**\$1350/mo.**

Approx. 1500 SF

\$1.14/SF

Utilities Paid by Landlord  
(excluding internet & TV)

### Suites A,B,C & D

#### Front Suite: **Suite A**

Reception area with reception desk

Media or file room (14' X 9.5')

Copy room or office (10' X 10')

Office (approx. 10.5' X 10')

Basement office or storage area (12.3' X 11.6)

Total space is *approx.* 1000 s.f.

#### Office 2: **Suite B**

Approx. 11' X 14.2' (Approx. 156 s.f.)

#### Office 3: **Suite C**

Approx. 11' X 16.2' (Approx. 178 s.f.)

#### Office 4: **Suite D**

Approx. 16.10' X 12.6' (Approx. 202 s.f.)

**This space rents for \$1350/month**

#### Office 5: **Suite E**

Approx. 9.5' X 12.6' (119.7 s.f.)

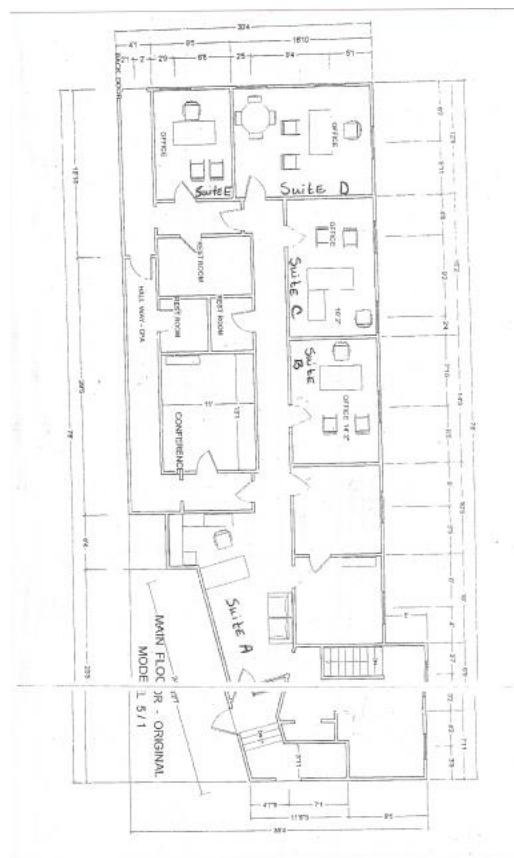
**Additional \$350/month**

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 at (308) 289-0974 for more details