

LSW Properties, LLC

RETAIL AND OFFICE FOR LEASE IN THE GROVELAND CENTER BUILDING

These offices are completely finished and ready for you to move in.
Office Space -- We have 6 small offices or 3 large offices.

		Utility
Small Office Suite 201	(642 sq. ft.) Rents for \$1,177.00 per month	17 ⁹⁰
Small Office Suite 202	(649 sq. ft.) Rents for \$1,190.00 per month	18 ⁹⁰
Large Office Suite's 201 & 202	(1,291 sq. ft.) Rents for \$2,367.00 per month	
Small Office Suite 203	(689 sq. ft.) Rents for \$1,263.00 per month	19 ⁹⁰
Small Office Suite 204	(689 sq. ft.) Rents for \$1,263.00 per month	19 ⁹⁰
Large Office Suite's 203 & 204	(1,378 sq. ft.) Rents for \$2,526.00 per month	
Small Office Suite 205	(630 sq. ft.) Rents for \$1,155.00 per month	17 ⁹⁰
Small Office Suite 206	(401 sq. ft.) Rents for \$735.00 per month	12 ⁹⁰
Large Office Suite's 205 & 206	(1,031 sq. ft.) Rents for \$1,890.00 per month	

These areas all have common bathrooms and a common area kitchen.

These prices do not include utilities.

Welcome to...
Groveland Center

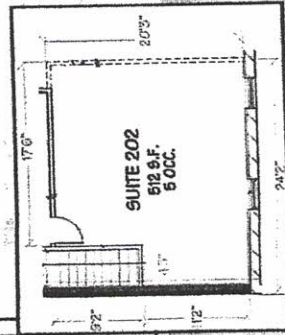
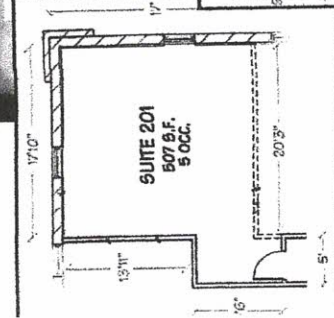
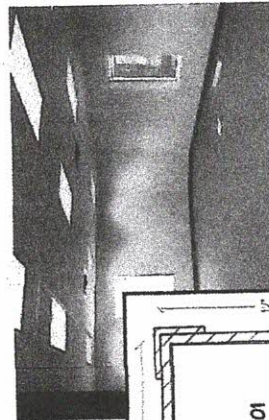
We have six new offices available for rent, and retail space available for lease. The offices are connected at this time, giving the buyer the option of having as much or as little space as they need. They are joined by a beautiful commons area with kitchen and bath.

The retail space available is located next to the Fastenal store with one garage stall and main entrance door, call for more information.

Groveland Center is placed strategically close to HWY 94 in a fast growing area of Monticello. This is a promising area for potential growth of any company.

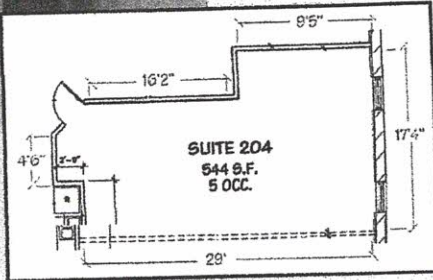
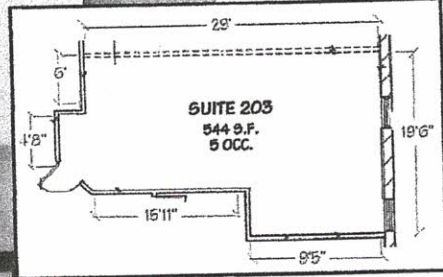
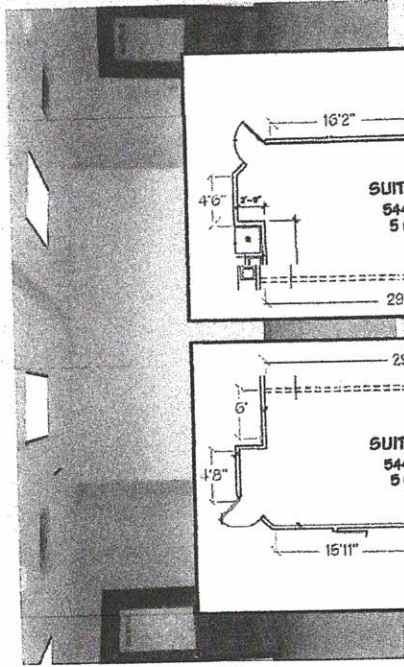
SUITES 201 and 202

The first two suites on the right are connected with the option of building a wall between them for more privacy. 201 has 4 outlets and 2 phone jacks, 202 has 5 outlets and 2 phone jacks. Both offices have a great view of the planters of flowers out front.



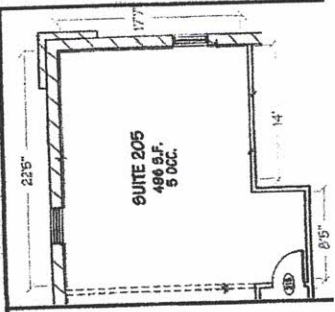
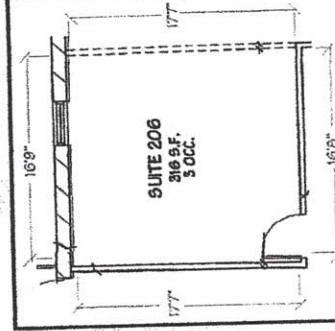
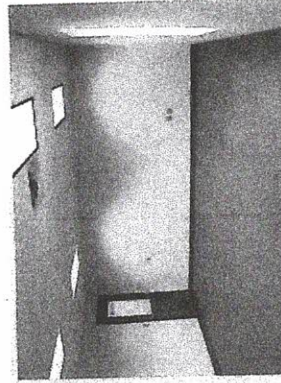
SUITES 203 and 204

The two offices adjacent from the kitchen commons area, are by far our largest suites. With a combined 1,088 sq.ft of space, these are both very spacious suites.

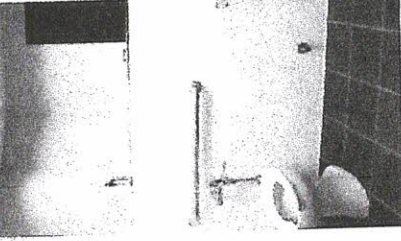


SUITES 205 and 206

These two offices are the smallest offices available, they both offer a great view and are economical. 205 has 4 outlets and 3 phone jacks, 206 has 3 outlets and 2 phone jacks.



COMMONS BATH AREA



The kitchen is fully equipped with two microwaves and plenty of cabinet space. The refrigerator is a stainless steel built for large capacity. There are Mens and Womens bathroom facilities located across from the kitchen area each with one toilet, sink and extra cabinet space.

