

SALE or LEASE

Co-Working
Lease Space
Optional!

Carver Building Office Condominium Complex – For Sale

Own Your this Attractive Office Space!

The Carver Building, a well-established office condominium complex, is offering a unique opportunity to own three interconnected units/

Great Location:

Situated near downtown, across the street from the Downtown YMCA, with convenient access to City Bus Route just a block away.



Flexibility for Your Business:

- **Unit 400 (4,402 sq. ft.):** Move-in ready with private offices, waiting area, and kitchenette – ideal for a mid-sized company.
- **Unit 200 (729 sq. ft.):** Perfect for a smaller team with a reception area, conference room, and private office space.
- **Unit 100 (4,402 sq. ft.):** Unfinished basement provides additional storage.

Co-Working Potential:

The current owner envisioned this property as a co-working space. You can choose to:

- **Partially convert** to co-working for additional income.
- **Fully utilize** the space for your own company.
- **Invest** and create a thriving co-working environment.

Co-Working Space - Pricing:

- Individual office rents range from **\$250 to \$750 monthly**.
- Minimum lease term: **One year**

Individual Monthly Office Rents:

- 1) \$350.00, 2) \$250.00, 3) \$550.00, 4) \$325.00, 5) \$550.00,
6) \$325.00, 7) \$600.00, 8) \$350.00, 9) \$750.00, 10) \$250.00

Sale Price: \$299,000.00



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