

Hines

◆ FOR LEASE ◆

One Park Central



PARK CENTRAL



PROPERTY INFORMATION

LOCATION

520 12TH AVENUE SW,
1125 4TH STREET SW

AVAILABLE

IMMEDIATELY

TERM

5 - 10 YEARS

AVAILABLE FOR LEASE

WEST: 1,575 SQ. FT. +/-
EAST: 6,935 SQ. FT. +/-
DEMISABLE TO AS SMALL
AS 1,000 SQ. FT. +/-

OPERATING COSTS

TBD

LEASE RATE

MARKET

DEMOGRAPHICS*

POPULATION	1K	3KM	5KM
2018	27,238	120,589	219,214
2023	30,542	138,676	253,602
Growth			
2018 - 2023	12.13%	15.00%	15.69%
AVERAGE INCOME	1K	3KM	5KM
2018	\$102,879	\$139,140	\$147,533
MEDIAN AGE OF POP.	1K	3KM	5KM
2018	32.50	34.40	35.30

GENERAL INFORMATION

- 32 story 462-unit multi-family building
- Located on the northwest high traffic corner of 12th Avenue and 4th Street SW
- Along 4th street public transit corridor
- Kitty corner from Central Memorial Park
- Total retail space available; 8,575 sq. ft. +/-
- Suitable for retail, consumer, and food services
- Centre City Mixed Use zoning

Traffic Counts

12th Avenue SW: 20,000 vehicles per day on average

4th Street SW: 15,000 vehicles per day on average

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FLOOR PLAN

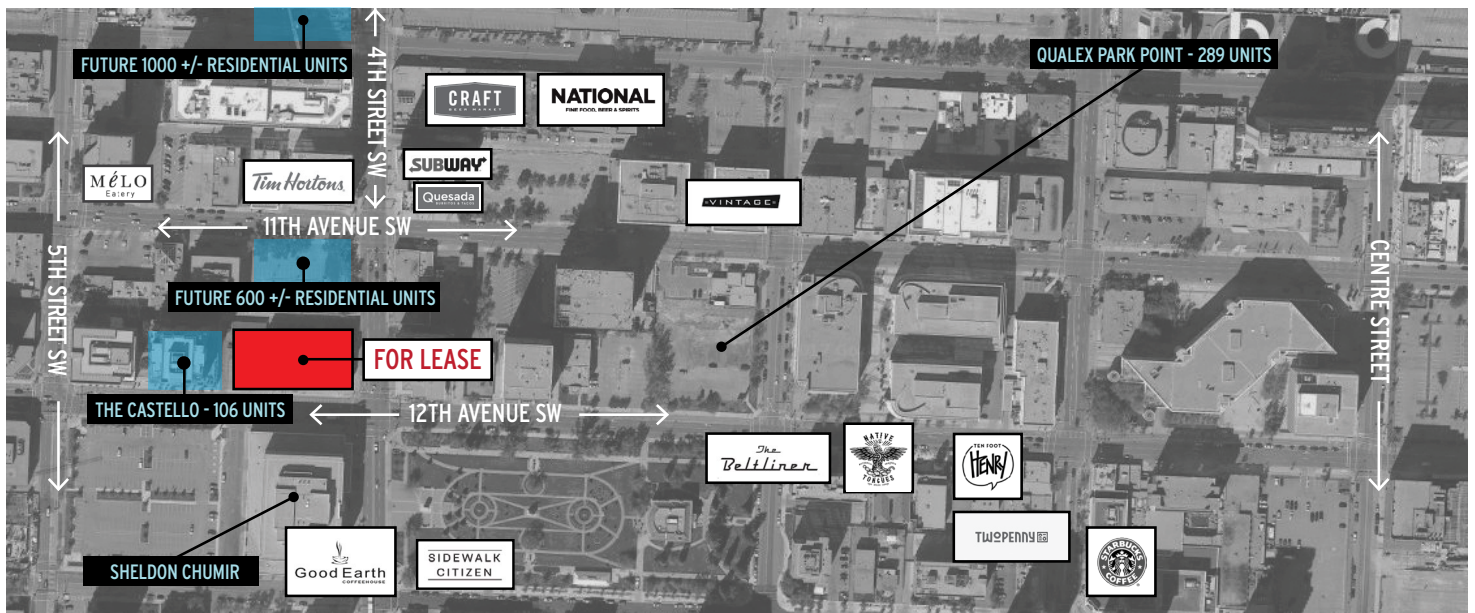


PARK CENTRAL

A Project By

Hines

CITY PLAN



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