



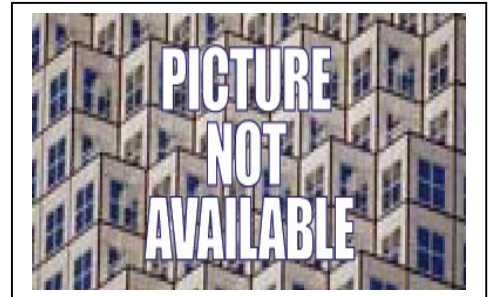
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**May 2004**

**Downtown Office Building Sold for \$1.28M**

Old Victorian-style building on 1022 G St. sold for approx. \$148 per/sf. The three-story office building is approx. 8,600sf. The owner will occupy the second and third floors while leasing out the ground floor.

Grubb & Ellis represented the buyer while Brown, Stevens, Elmore & Sparre represented the seller.



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