

PROPERTY OVERVIEW

AVAILABLE SPACES

3rd Floor

Suite 1 - 2,470 usf

Suite 2 - 4,407 usf

Suite 3 - 3,927 usf

Entire 3rd Floor - 14,471 usf

SURFACE PARKING RATIO

3.8/1000

CONSTRUCTION

Exceptional building construction with varied space configurations; 10' finished ceiling height

BUILDING SYSTEMS

Excellent building systems, including VAV heat/cool providing efficient air control and flexible zoning optionality

AMENITIES

Amenities include large (2,100 sf) conference/training room with kitchenette, well-equipped fitness center (1,475 sf) with M/W shower rooms, outdoor patio area, and loading dock.

RENT

\$26.00 psf, gross

TI ALLOWANCE

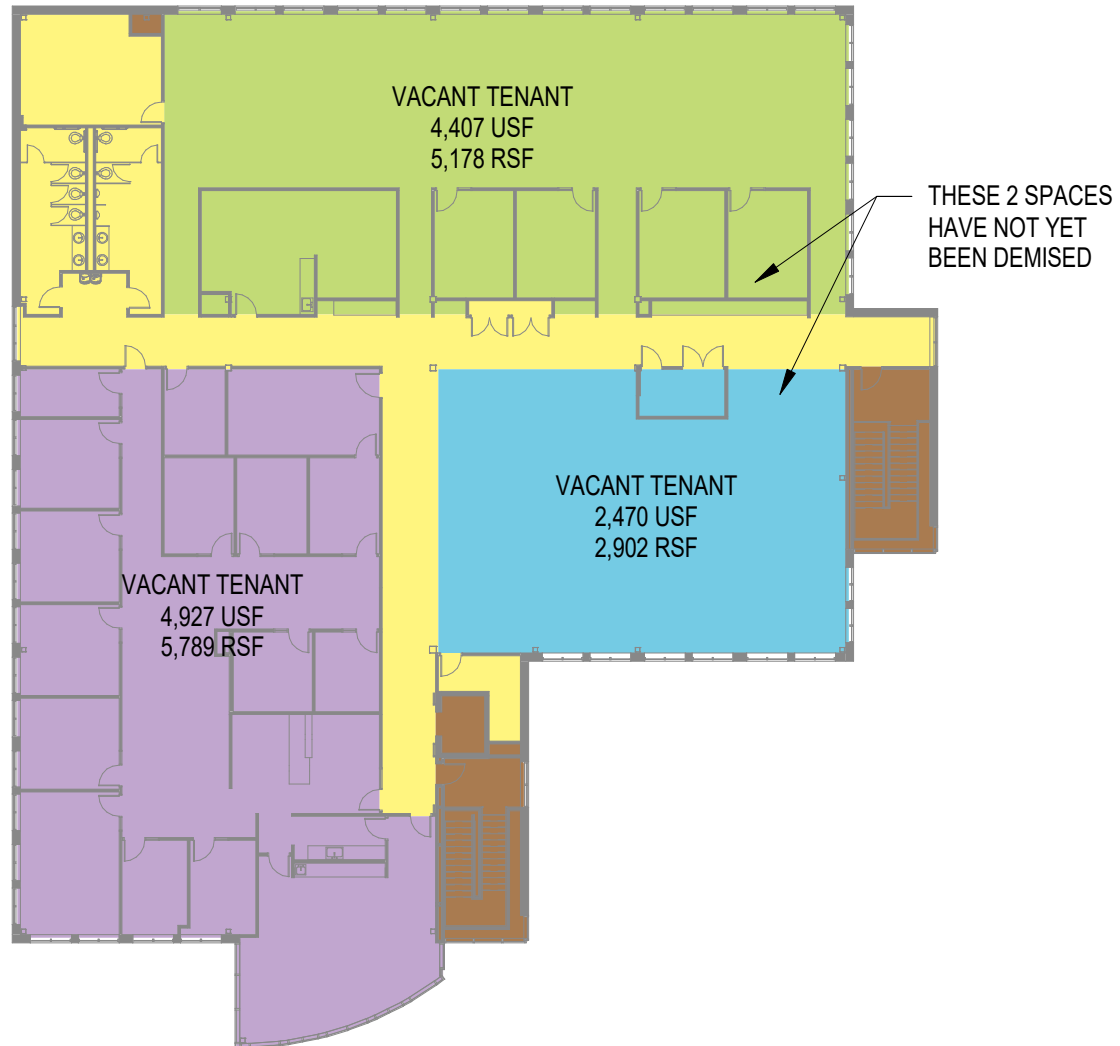
Negotiable

LOAD FACTOR

17.5%



FLOOR PLAN - THIRD FLOOR



FLOOR PLAN - THIRD FLOOR

