



46,450 SF Class A Office | Showroom | Light Warehouse Space

- Divisible to 7,200 SF
- Contemporary Design
- Built in 1997
- 6.3 Parking Spaces / 1,000 SF
- No Common Area Factor
- Back-up Generator
- Fully Air Conditioned
- Fully Sprinklered
- 18' Clear / 10' Ceiling Height
- Tenant Pays:
 - \$12.00 / SF Base Rent
 - \$4.13 Operating Expenses (2015)
 - In suite Electric & Gas
 - In suite Cleaning
- West Building:
 - 31,750 SF
 - T8 Lighting
- North Building:
 - 14,700 SF
 - Parabolic T-12 Lighting

Thomas M. West
Senior Vice President
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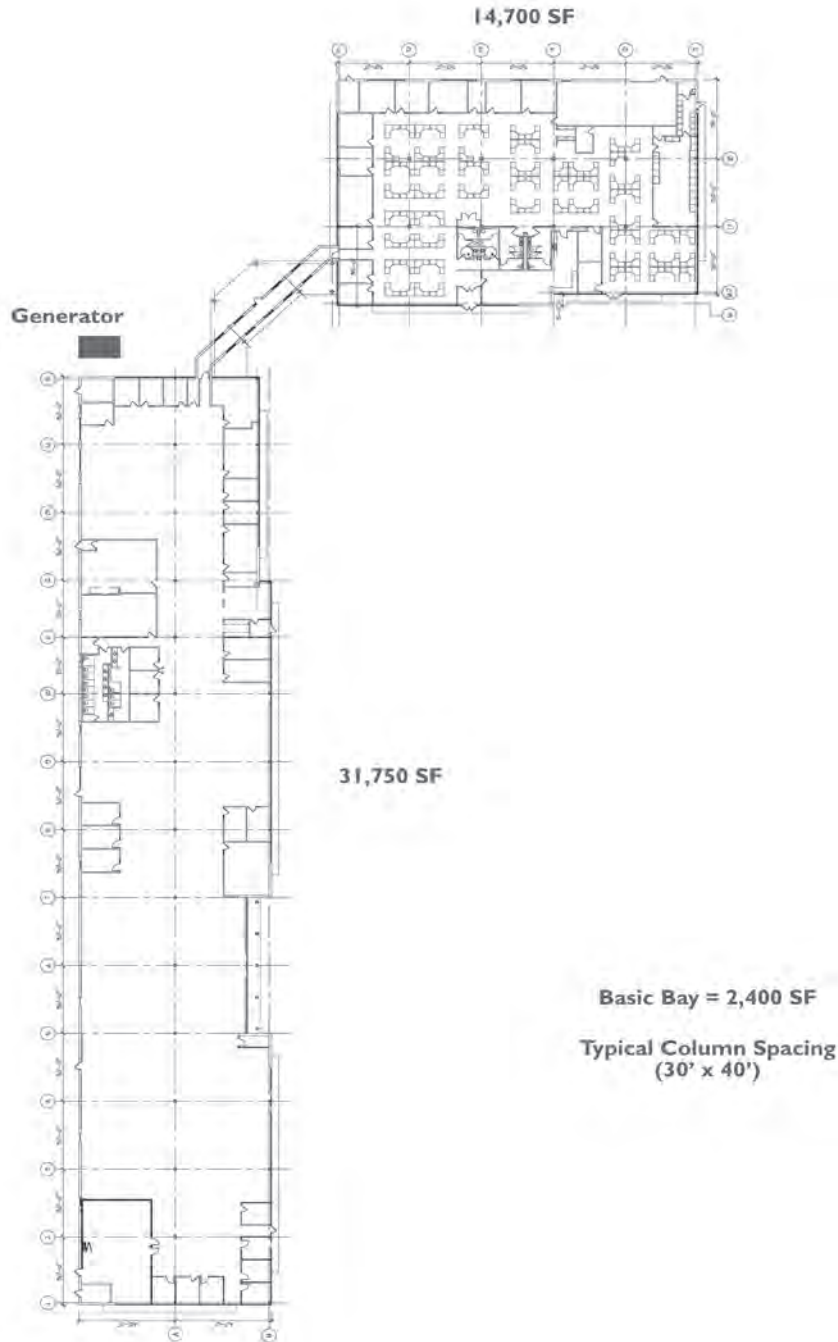
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2/8/2017

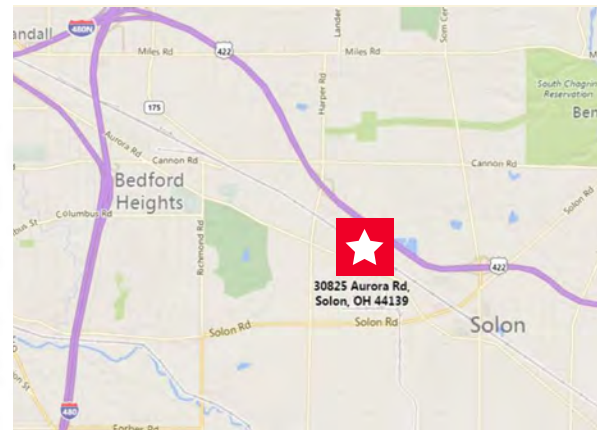
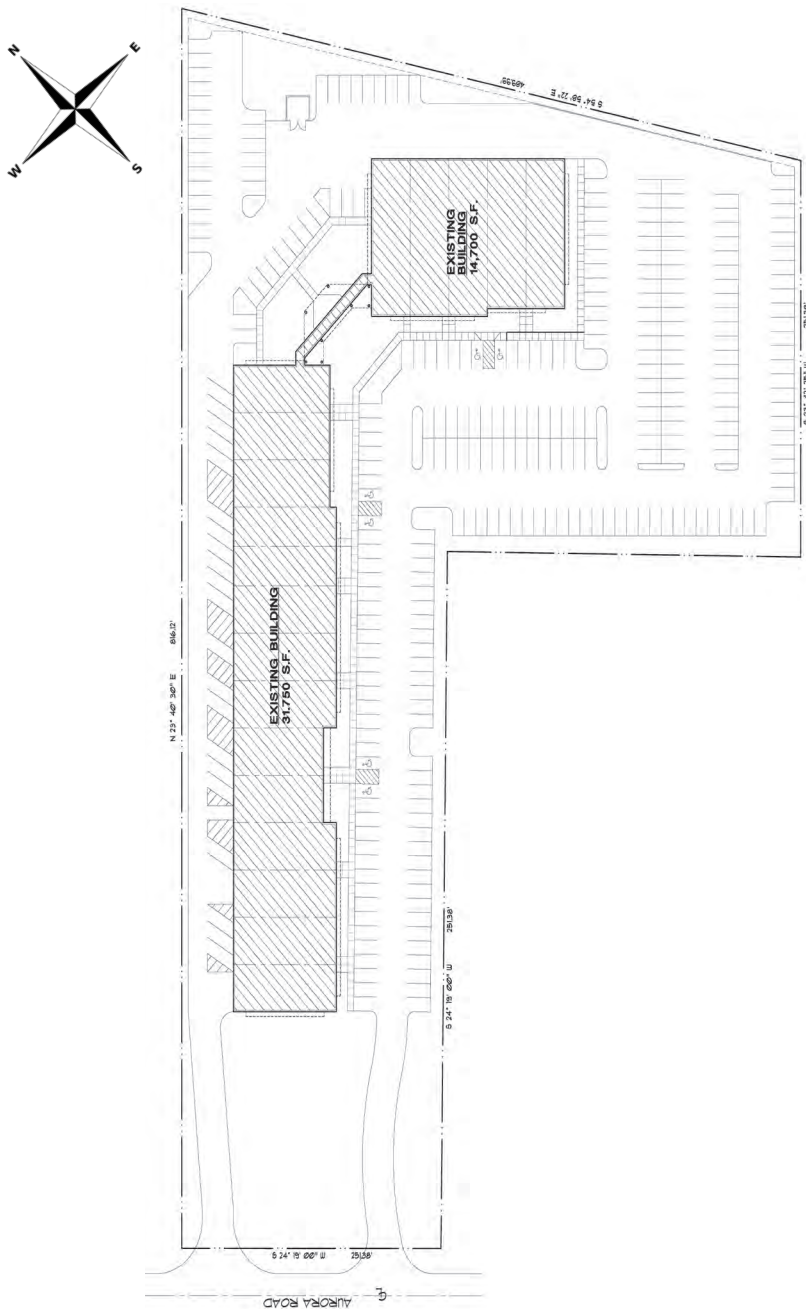
Floor Plan



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Site Plan



Area Amenities

- Restaurants, lodging, shopping, day care & cinema complex
- Located on the RTA bus line
- Only minutes from Interstates I-480 and I-271 via U.S. Route 422

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Property Photos

