

AVAILABLE FOR LEASE

4050 PREMIER DRIVE

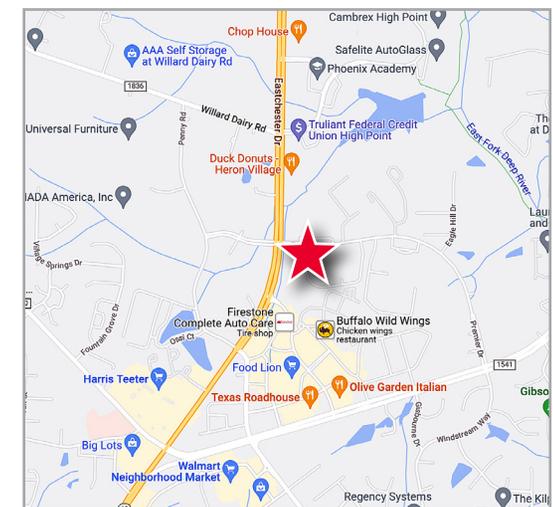


4090 PREMIER DRIVE



Property Highlights

- **TWO BUILDINGS**
TOTALING 103,789 SF
- Located in the airport submarket, ideal for office, biotechnology or medical users
- Unique opportunity to lease flex/office space that is conditioned with dock high access for multiple uses
- Excellent location along Highway 68 with close proximity to I-40, I-73, Wendover Ave & PTI Airport.
- Built in 1997 (Renovated in 2018 & 2022)
- Updated common areas and restrooms with new finishes, furniture and fixtures
- On-site Fitness Center exclusive to tenants
- Tenant signage available
- Zoned CP - Corporate Park
- Hotels, restaurants, banks and retail amenities nearby
- Parking Ratio: +/- 4.5/1,000 (expandable)



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4050 PREMIER DRIVE RENOVATED LOBBY



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1st Floor - Availability / Test Fit Example

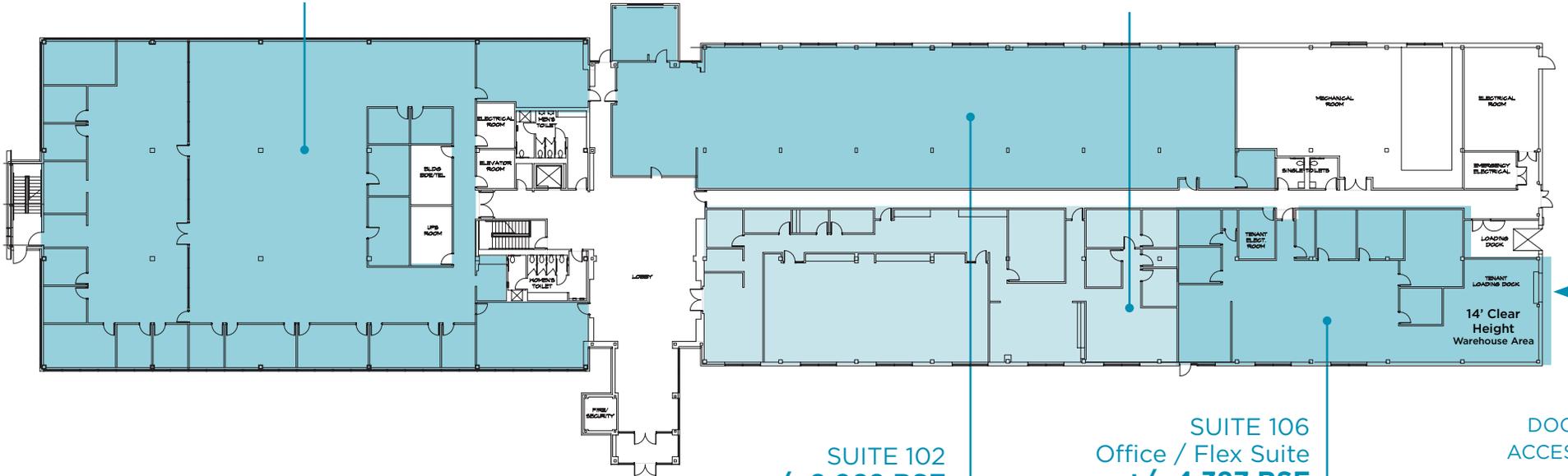
SUITE 100
+/- 13,659 RSF

SUITE 104
+/- 6,384 RSF

SUITE 102
+/- 8,082 RSF

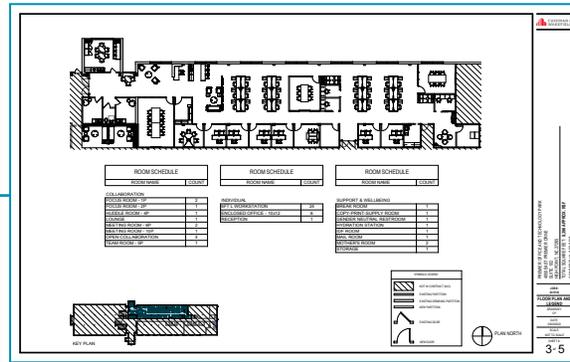
SUITE 106
Office / Flex Suite
+/- 4,387 RSF

DOCK ACCESS



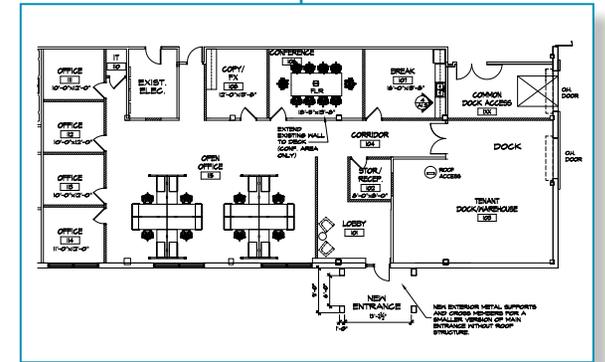
TEST FIT EXAMPLE

[CLICK HERE TO VIEW THE 3-D WALK-THROUGH](#)



TEST FIT EXAMPLE

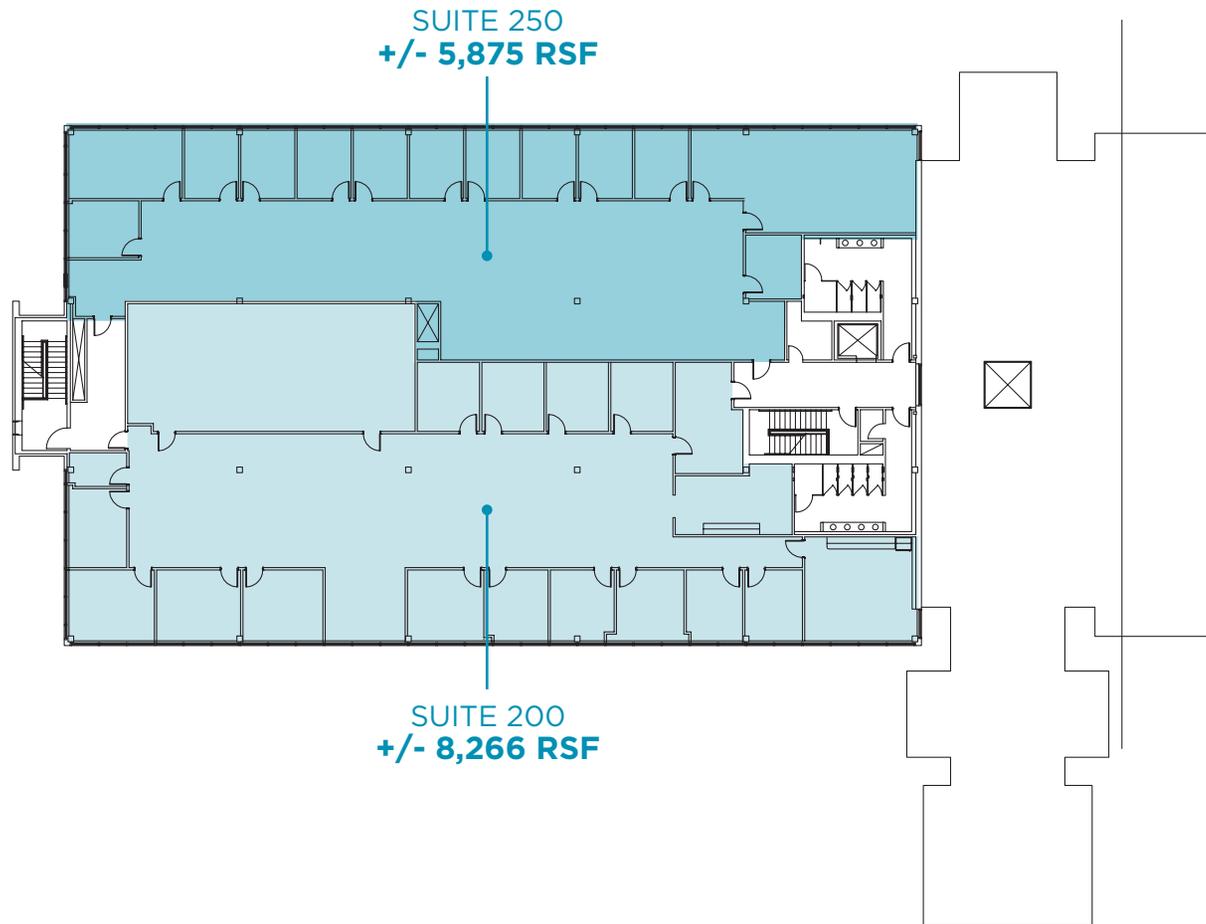
[CLICK HERE TO VIEW THE FULL .PDF](#)



TEST FIT EXAMPLE

[CLICK HERE TO VIEW THE FULL .PDF](#)

4050 PREMIER DRIVE
2nd Floor - Availability



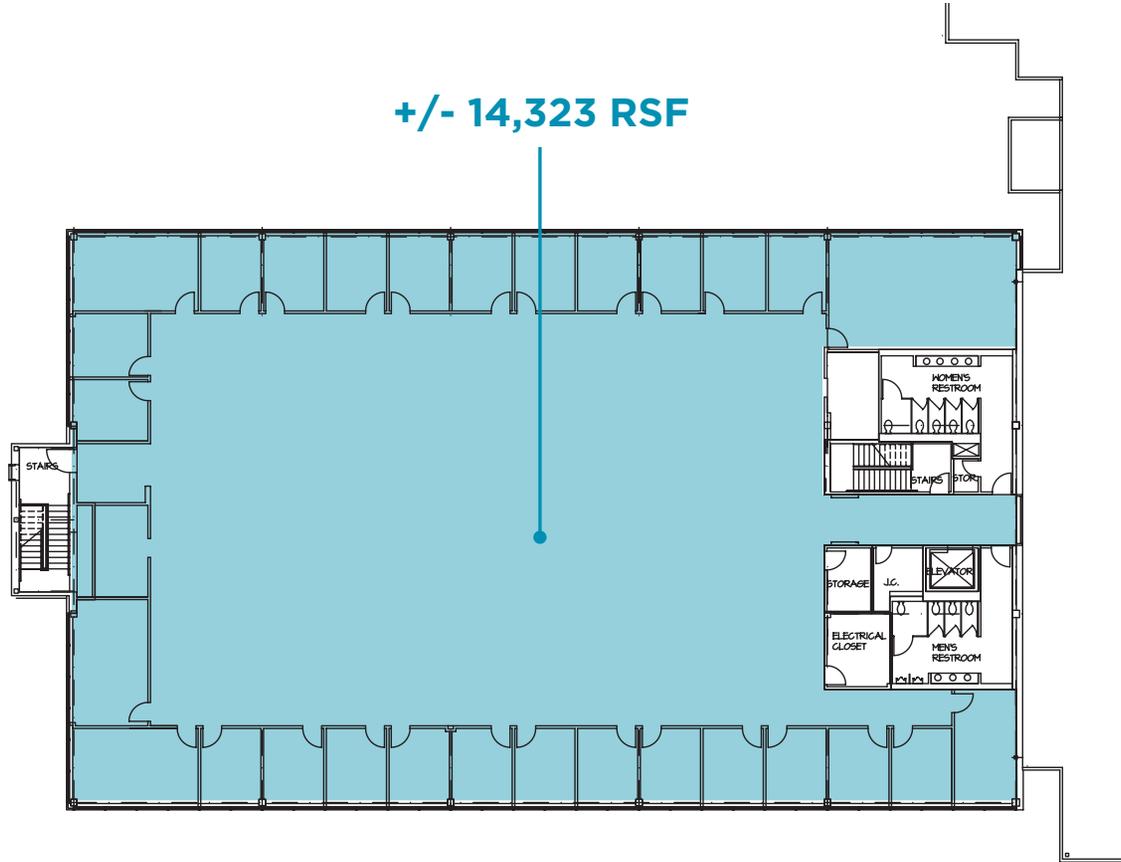
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4090 PREMIER DRIVE
2nd Floor - Availability

+/- 14,323 RSF



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COURTYARD RECREATION AREA



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