



2400 GLENVILLE

A Property of:



© 2014 Pearson Education, Inc. or its affiliate(s). All rights reserved. Pearson Education, Inc., publishing as Pearson Benjamin Cummings, 101 Philip Drive, Assinippi Park, New York, NY 10964-2133

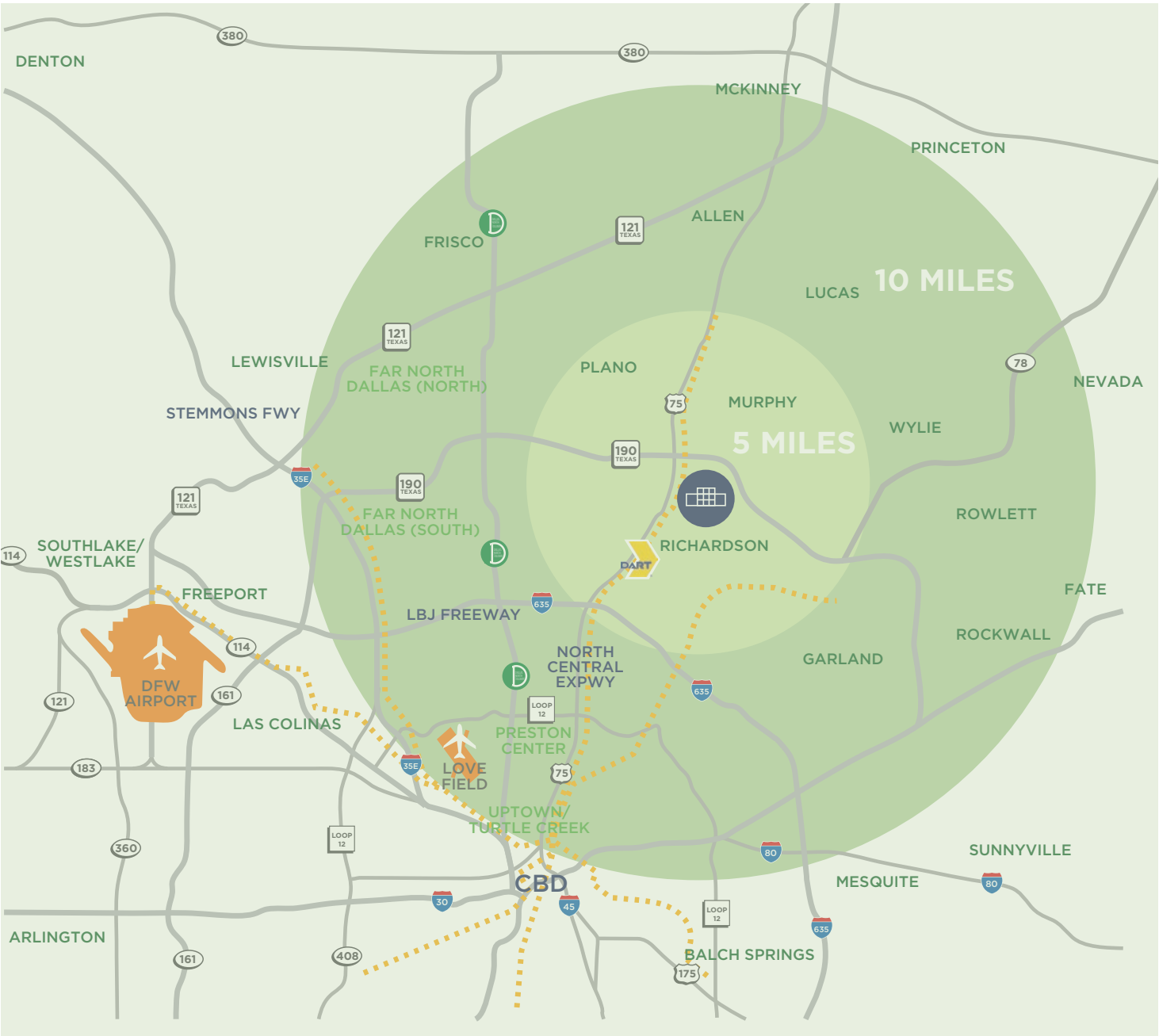


## OVER 336,480 WHITE COLLAR WORKERS WITHIN 15 MINUTES



PRODUCING OVER 2,100 GRADUATES PER YEAR

	5 Mile Radius	10 Mile Radius
Median Age:	35.7	34.9
Median Home Value:	\$164,992	\$192,809
Median Household Income:	\$64,015	\$67,495
Per Capita Income:	\$32,720	\$38,138
Total Population:	317,988	1,206,954
Employed:	155,152	595,387
Education:	67.3% Some College 39.2% Bachelor's/ Graduate Degree	70.9% Some College 43.9% Bachelor's/ Graduate Degree





HIGH QUALITY CORPORATE NEIGHBORS



2400 GLENVILLE

YOU ARE IN  
**GOOD**  
COMPANY

**50**  
NUMBER OF HQ'S  
OR REGIONAL  
HUBS

**TOP INDUSTRIES**

- FINANCE/INSURANCE
- COMMUNICATIONS
- COMPUTER GAMING
- CLEAN TECH
- CLOUD COMPUTING
- SEMICONDUCTOR

# ABUNDANT FOOD & BEVERAGE, HOSPITALITY & RECREATION AMENITIES



2400 GLENVILLE



**258**  
RESTAURANTS  
WITHIN 2 MILES

**34**  
HOTELS  
NEARBY



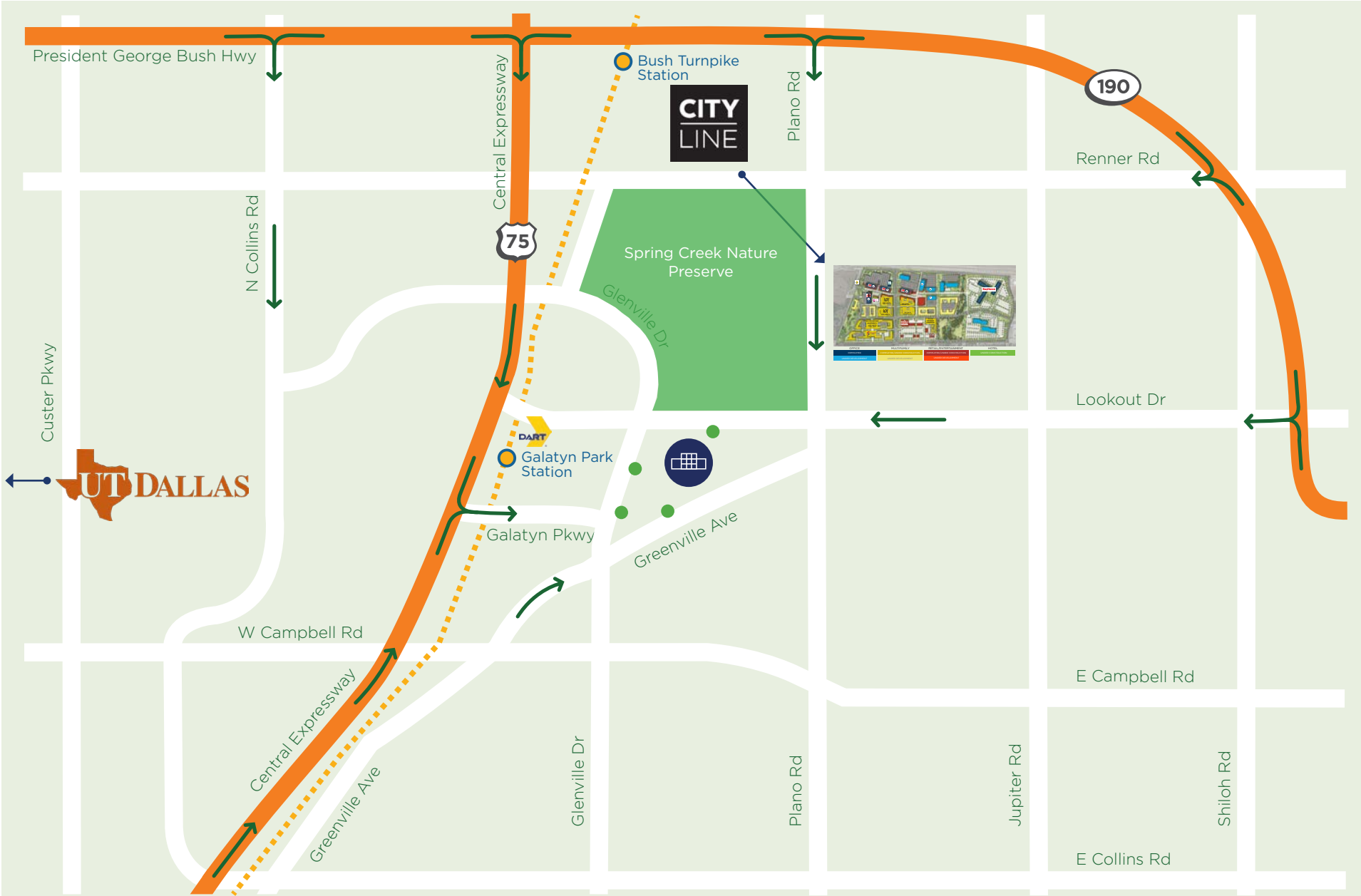
**4.5 MILES**  
OF SPRING CREEK TRAILS



# EXTRAORDINARY ACCESSIBILITY



2400 GLENVILLE



MAJOR HIGHWAY  
ACCESS



7 MINUTE WALK



5 ACCESS POINTS

# SITE OVERVIEW



2400 GLENVILLE



**35**  
ACRE  
CAMPUS

**4**  
CONNECTED  
BUILDINGS

**390,000**  
SQUARE FOOT  
COMPLEX

EXPANDABLE TO  
**700,000**  
SQUARE FEET

**4.7-6**  
PER 1,000  
PARKING RATIO

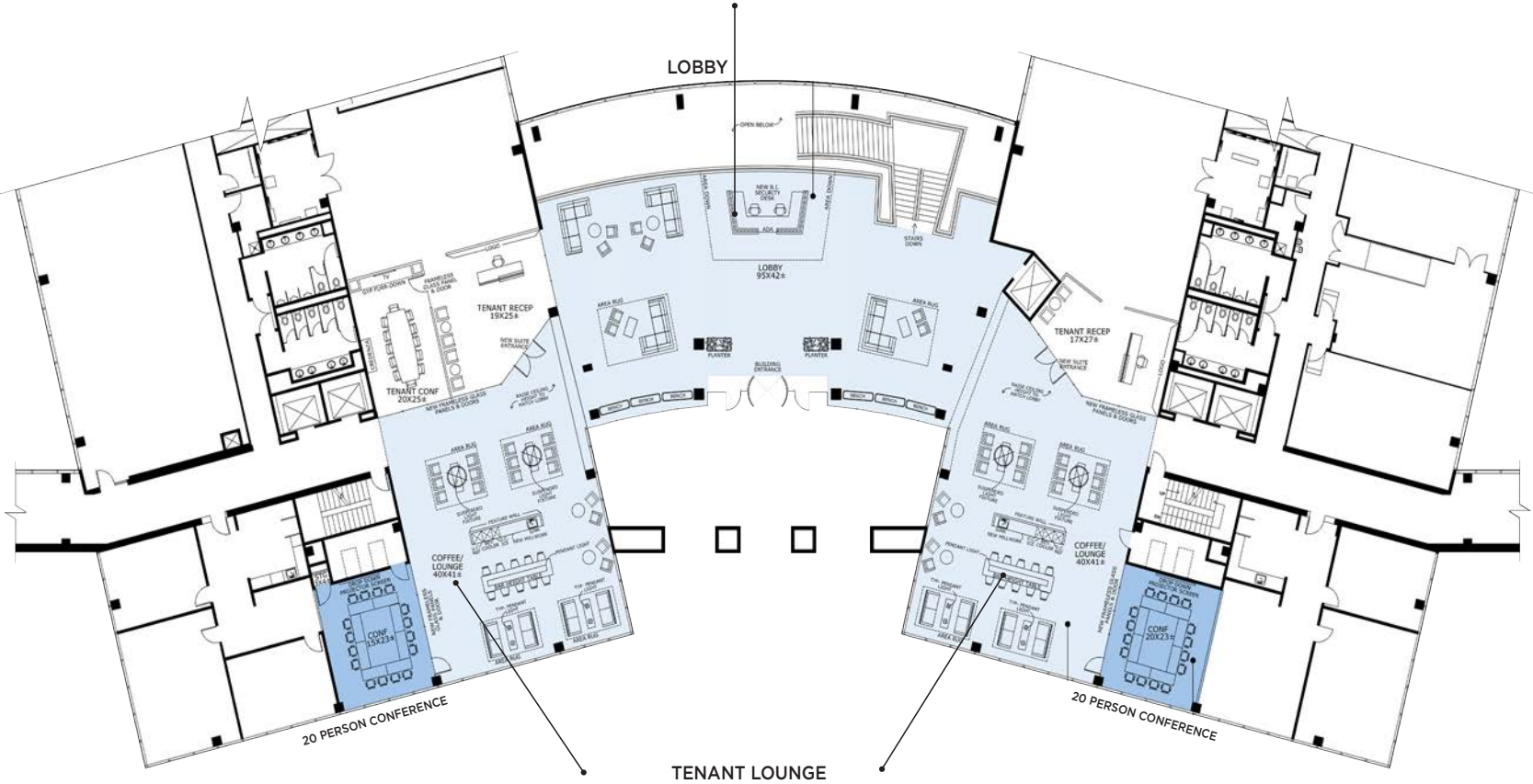




# LOBBY + TENANT LOUNGES



2400 GLENVILLE



# ON SITE AMENITIES



2400 GLENVILLE



TRAINING  
80-100 PERSON



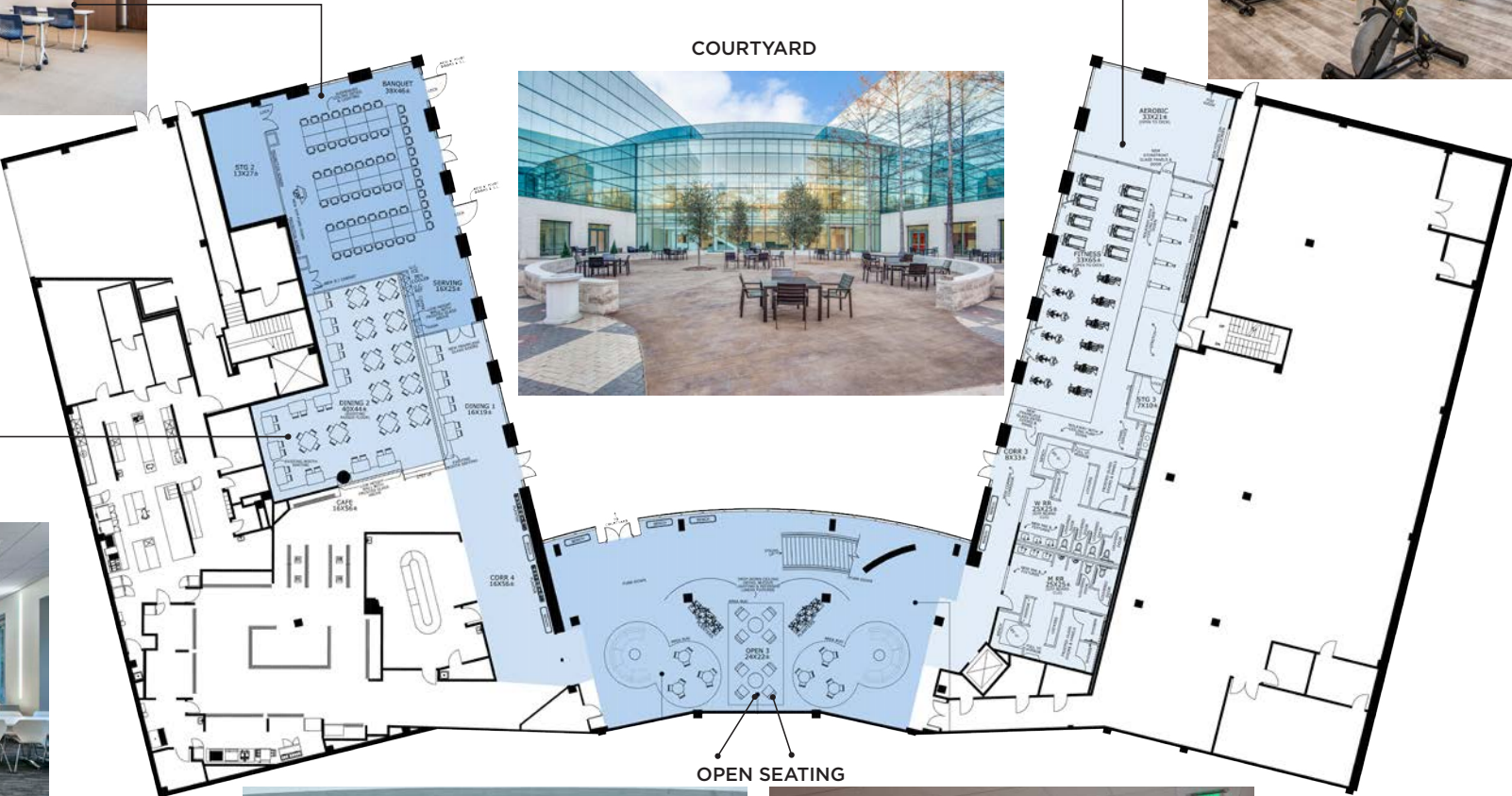
FITNESS CENTER



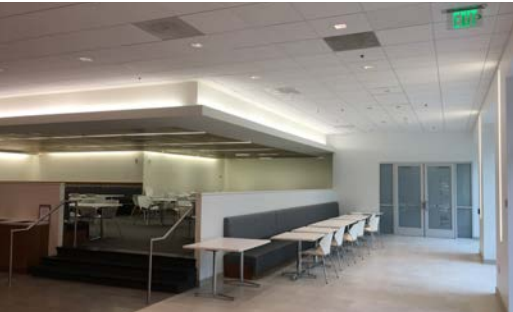
COURTYARD



CAFETERIA



OPEN SEATING









# FIRST FLOOR TENANT LOUNGES/CONFERENCE ROOMS



2400 GLENVILLE





## GARDEN LEVEL TENANT LOUNGE



2400 GLENVILLE





# COURTYARD



2400 GLENVILLE





# COURTYARD



2400 GLENVILLE

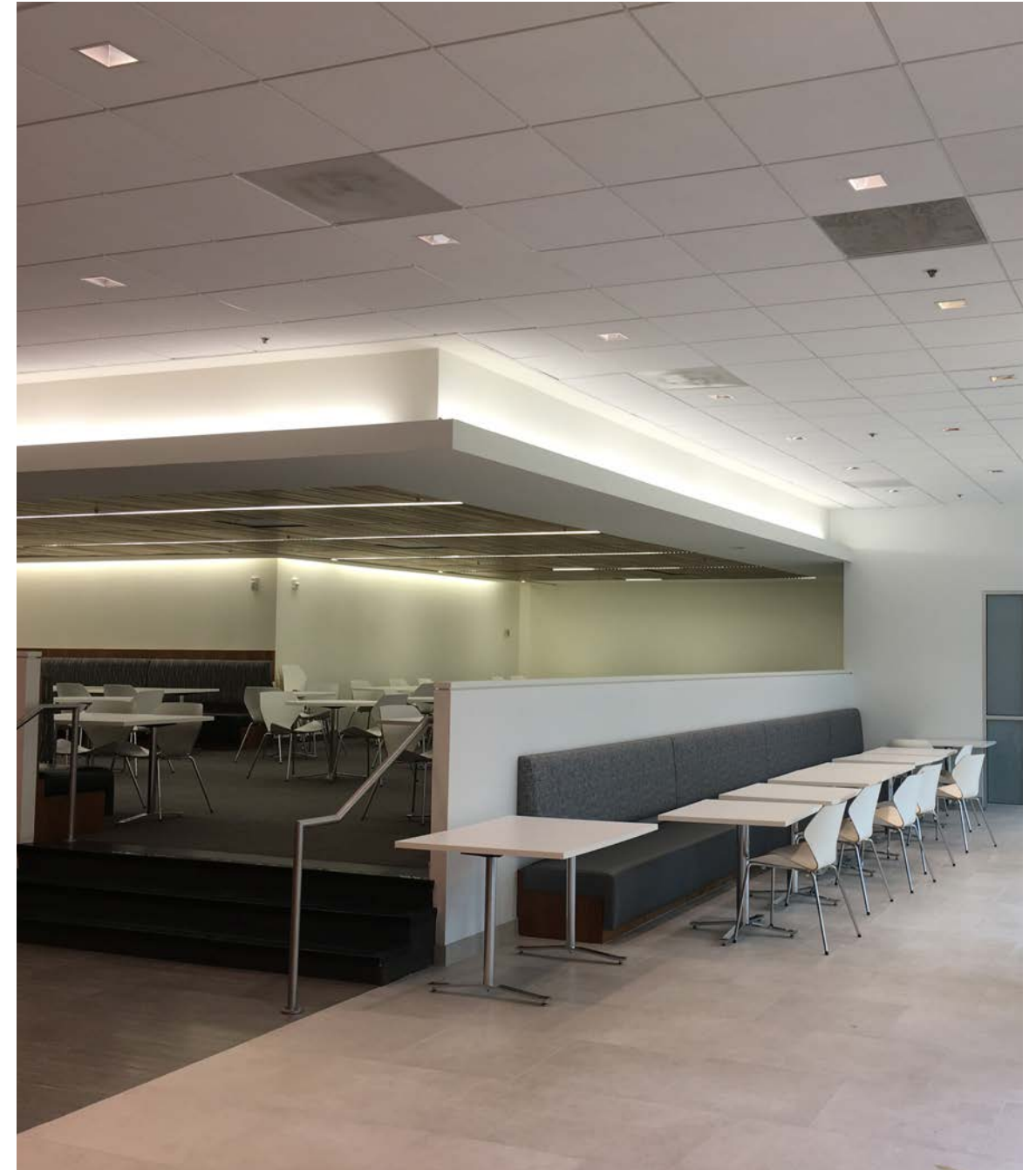




# CAFETERIA



2400 GLENVILLE





5,000 SF FITNESS



2400 GLENVILLE





5,000 SF FITNESS



2400 GLENVILLE





## FITNESS LOCKER ROOMS



2400 GLENVILLE





# BUILDING VACANCY



2400 GLENVILLE



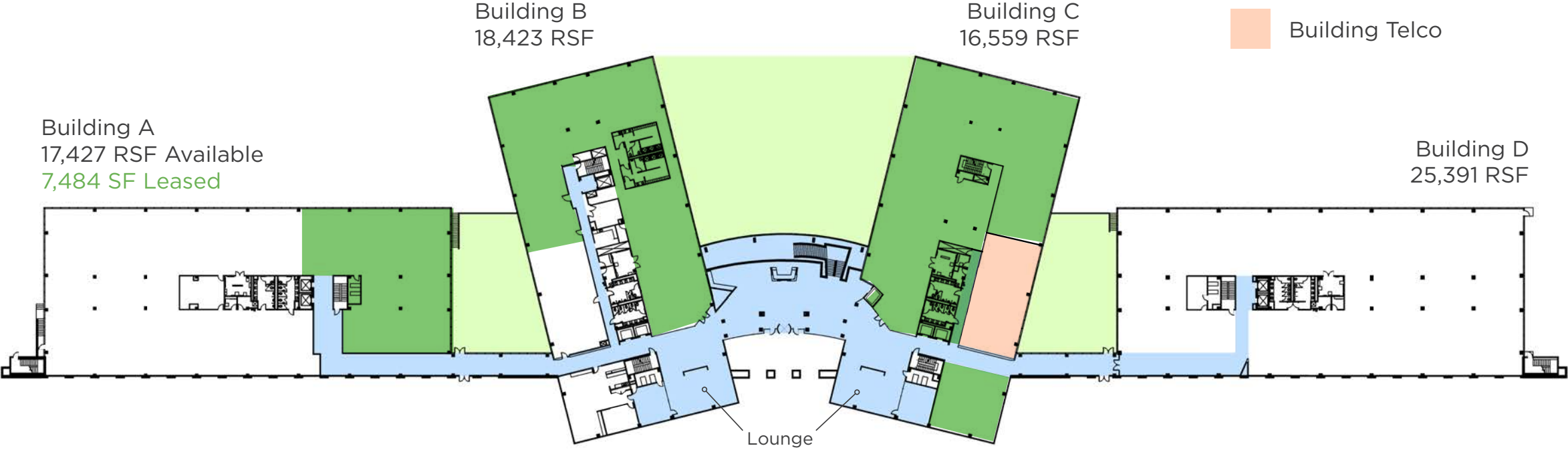


1ST FLOOR



2400 GLENVILLE

- Courtyard
- Common Areas
- Building Telco

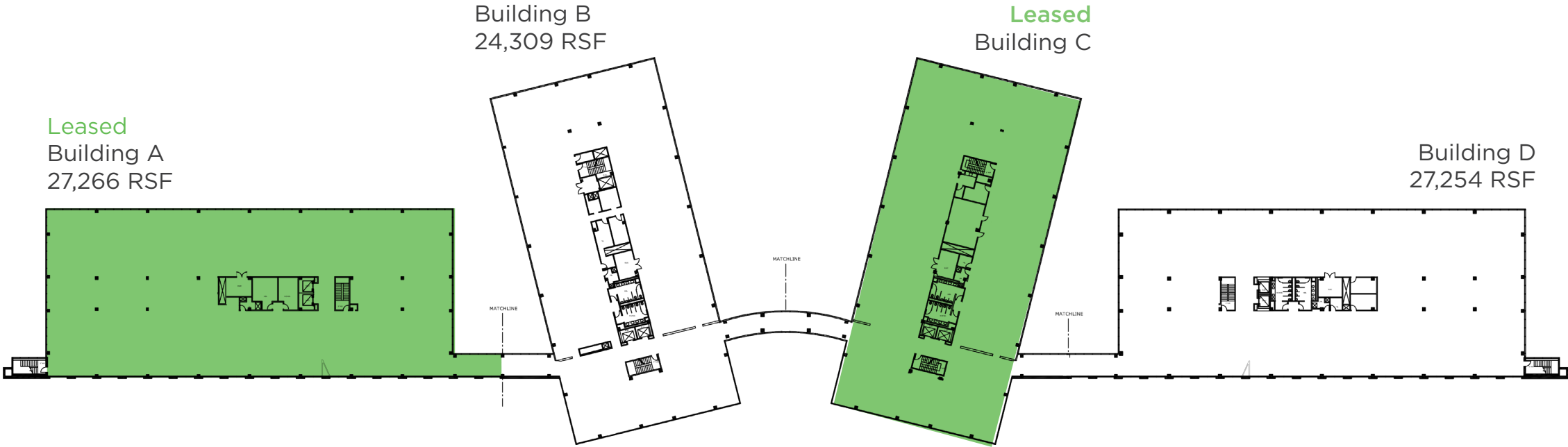


BUILDING A	
Floor 1	17,427 RSF (7,484 SF Leased)
Floor 2	27,266 RSF (Leased)
Floor 3	26,630 RSF (Leased)
Floor 4	26,811 RSF
Total	44,337 RSF

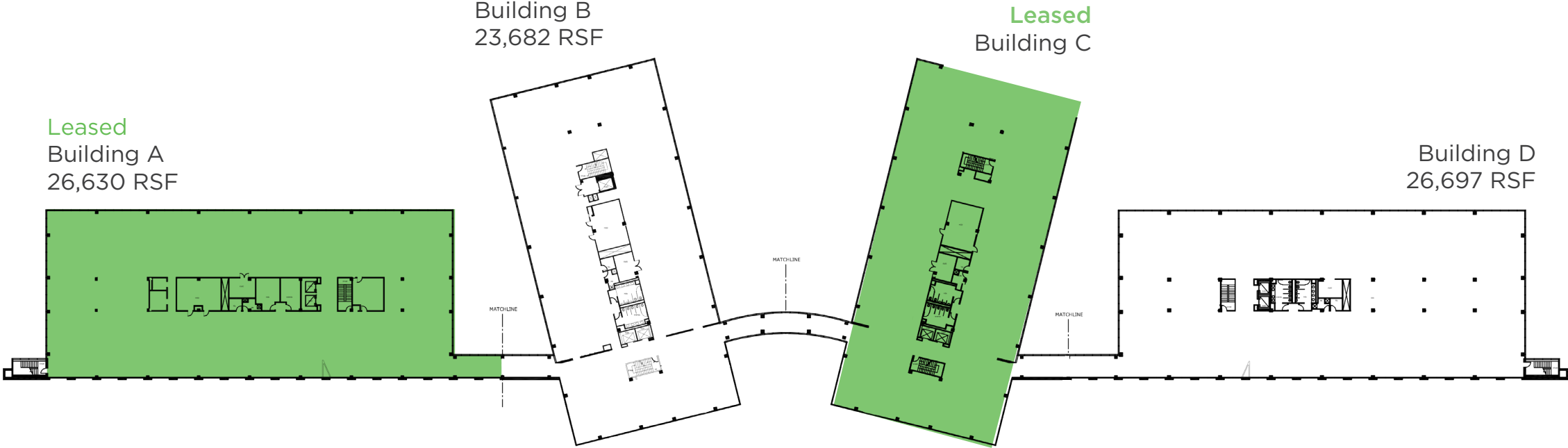
BUILDING B	
Floor 1	4,575 RSF
Floor 2	24,309 RSF
Floor 3	23,682 RSF
Floor 4	(Leased)
Total	52,566 RSF

BUILDING C	
Floor 1	(Leased)
Floor 2	(Leased)
Floor 3	(Leased)
Floor 4	(Leased)
Total	0 RSF

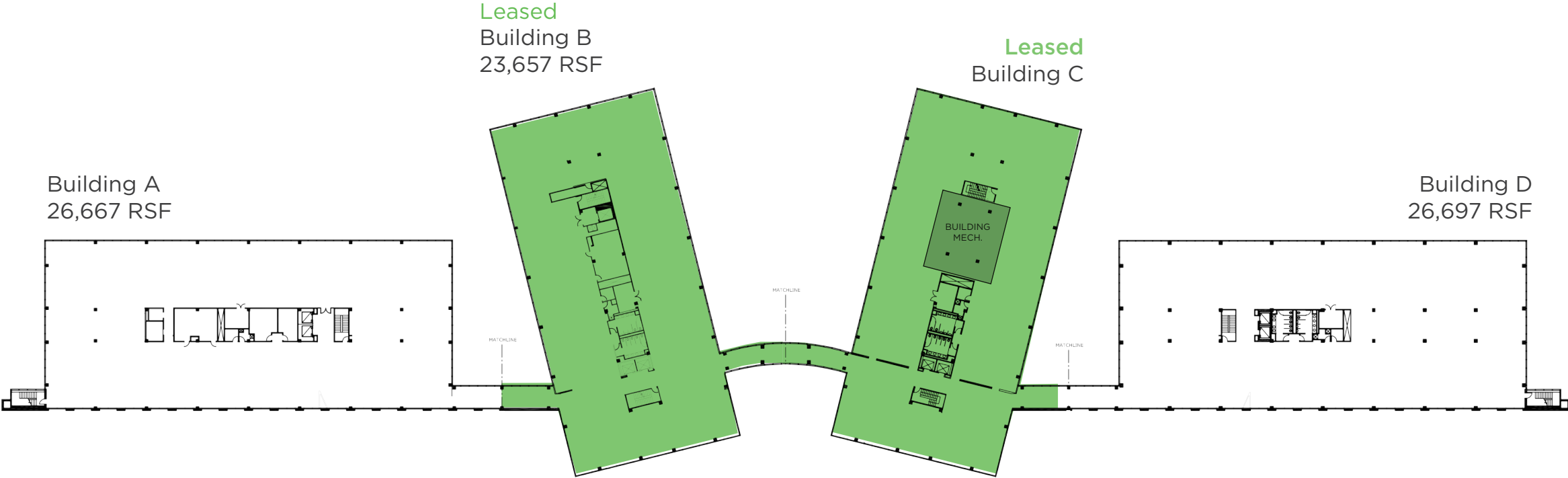
BUILDING D	
Floor 1	25,528 RSF
Floor 2	27,402 RSF
Floor 3	26,842 RSF
Floor 4	26,842 RSF
Total	106,614 RSF





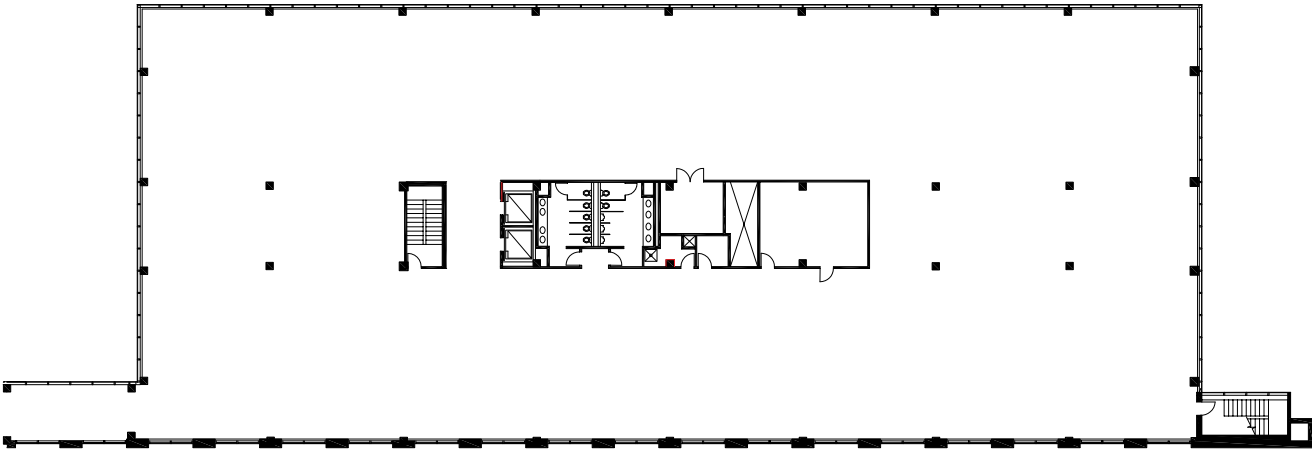






BUILDING D - 4TH FLOOR HYPOTHETICAL | 26,697 RSF

CURRENT



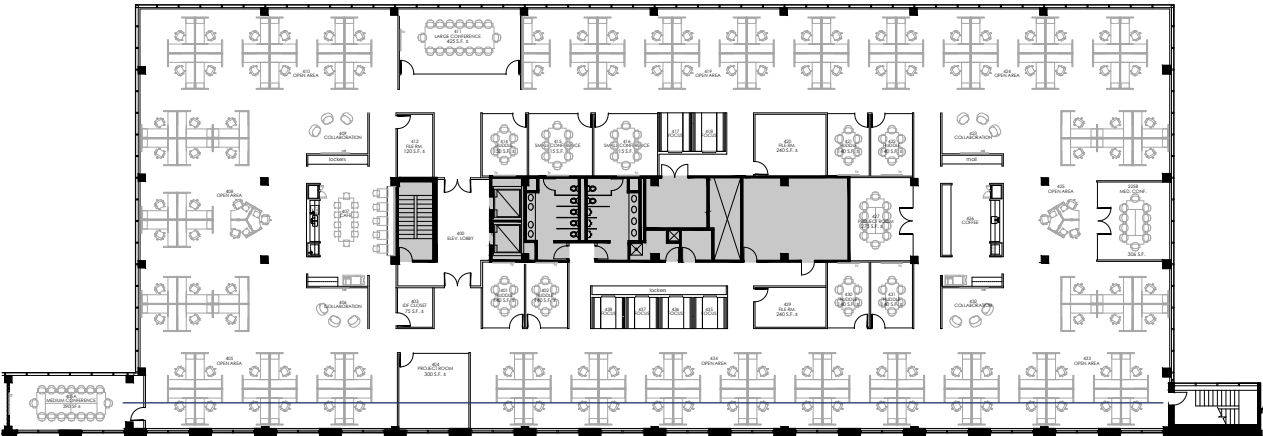
OPTION A



WORKSTATIONS (6X6) - 118  
PRIVATE OFFICES - 32

MEETING SPACES - 13

OPTION B



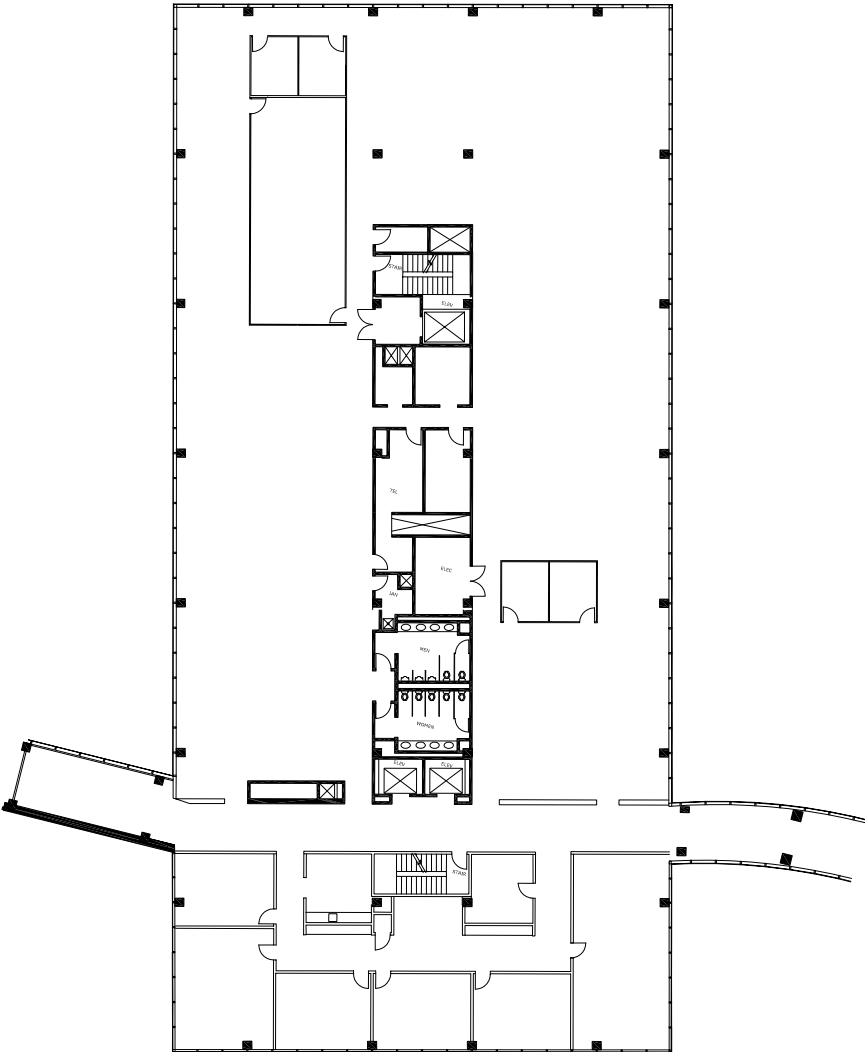
WORKSTATIONS - 128

MEETING SPACES - 30

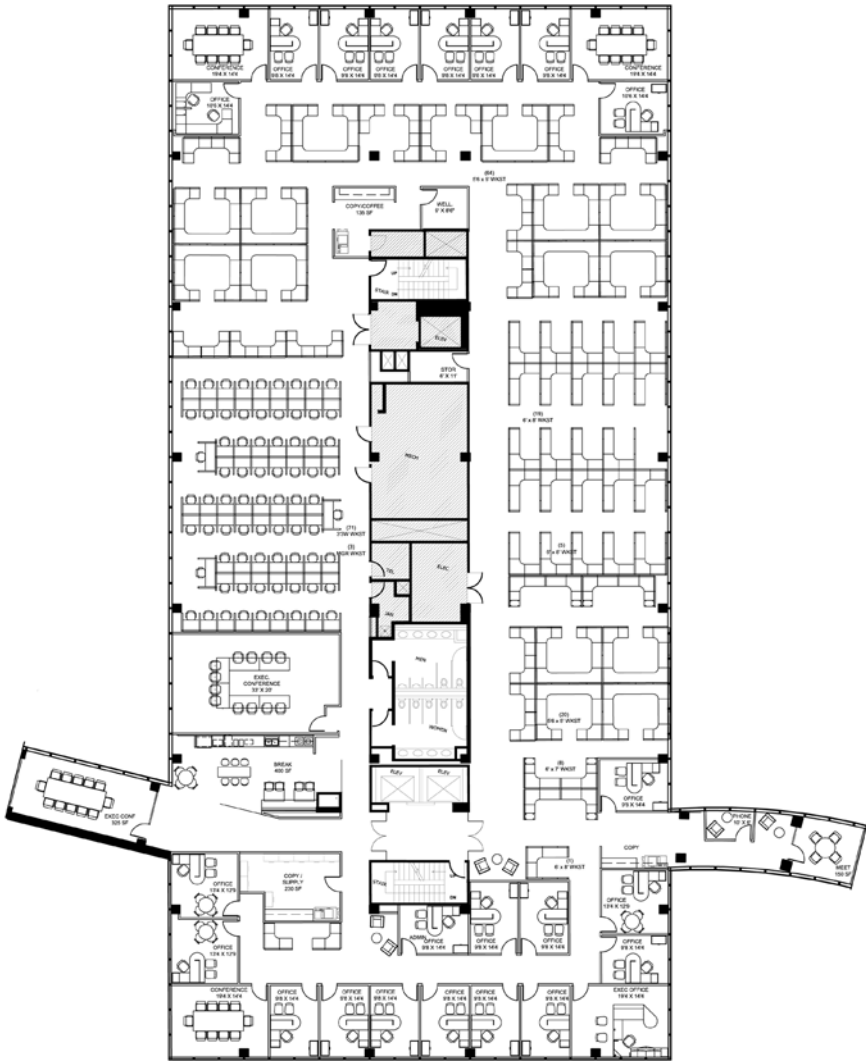




CURRENT



OPTION A



# BUILDING INFRASTRUCTURE OVERVIEW



2400 GLENVILLE



**2,500 TON  
CHILLED WATER PLANT**  
ICE MAKING CAPABILITIES



**FIBER OPTICS**  
YOUR CHOICE OF SERVICE  
FROM MULTIPLE PROVIDERS  
AT&T, ABOVE NET, VERIZON



**4,000 AMP**  
ELECTRICAL SERVICE  
1 MEG SERVICE PER BUILDING







**CUSHMAN &  
WAKEFIELD**

**Clint Madison**

+1 972 663 9828

[clint.madison@cushwake.com](mailto:clint.madison@cushwake.com)

**Trey Smith**

+1 972 663 9823

[trey.smith@cushwake.com](mailto:trey.smith@cushwake.com)