



HIGHLIGHTS

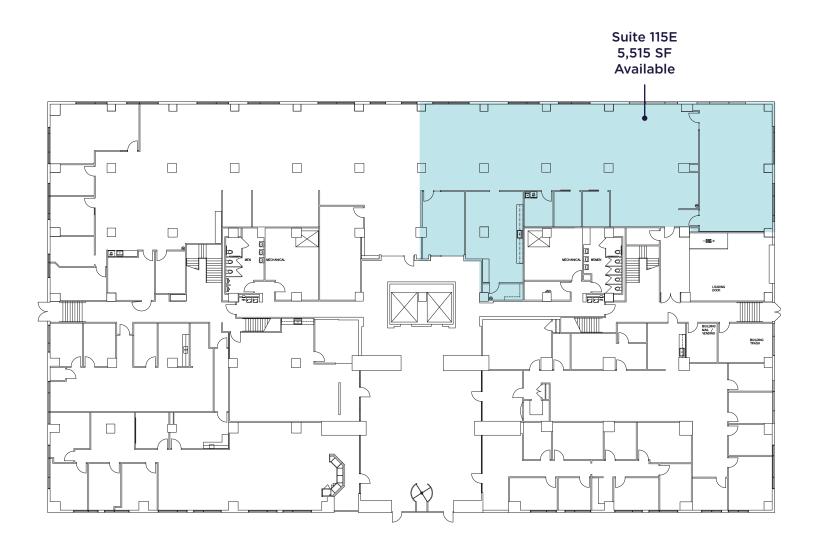
- 100,000 SF four-story building in the Central Business District
- Office suites ranging from 5,515 25,000 SF (full floor availability)
- Walkable to OTR and Court Street amenities.
- On-site conference center
- 70' four story glass Atrium and abundant natural light

\$14.50/rsf Net Rate + \$8.62/rsf + Electric OpEx

- 24-hour magnetic key access with on-site security
- 30MM historic two-story Central Parkway YMCA located across the street featuring an indoor pool with 3 lap lanes, sauna, full basketball & racquetball court, indoor track, fitness center, cycling studio, child center and more!
- Property management on-site

1ST FLOOR

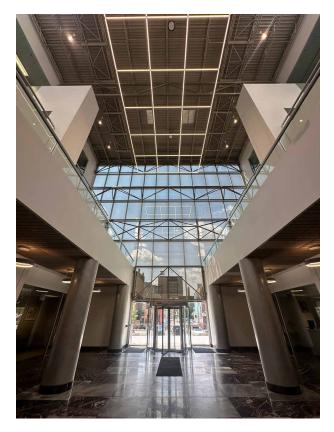
5,515 SF AVAILABLE



3RD FLOOR

25,525 SF AVAILABLE





NEW

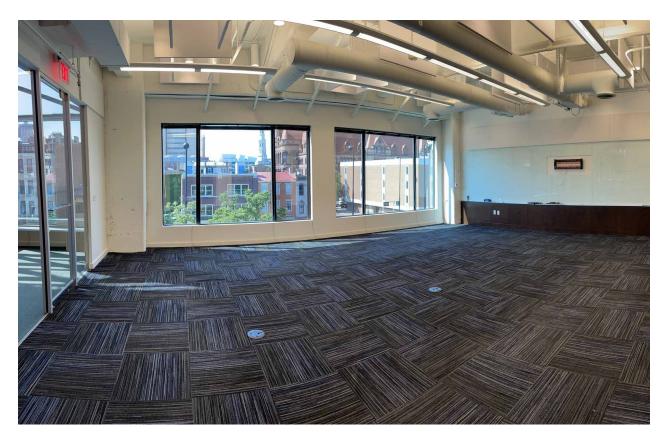
STAIRS & ENTRANCE LOBBY & ATRIUM SHARED CONFERENCE ROOM





















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