

DIRECT LEASE OR SUBLEASE

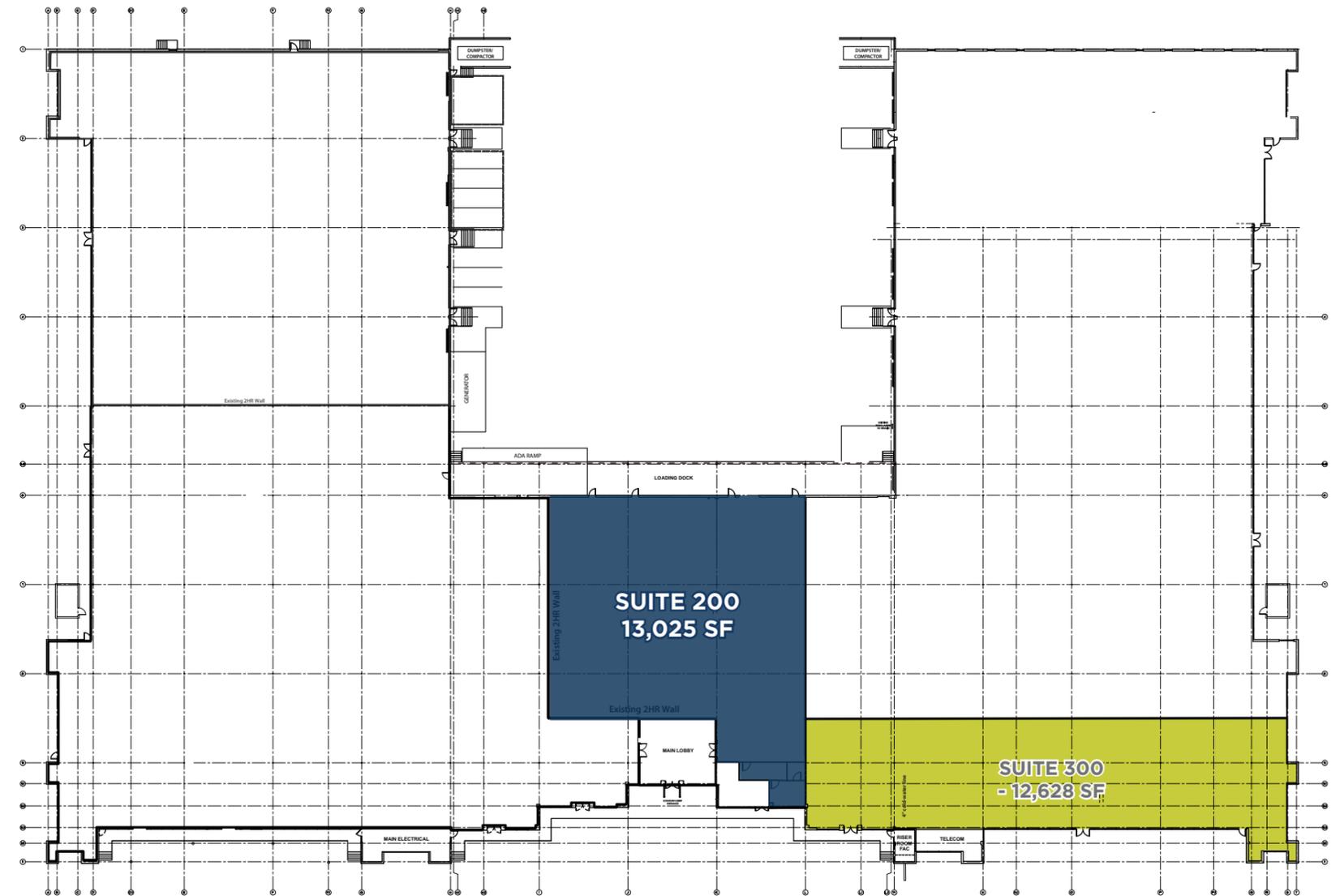


SUITE 200 - 13,025 SF

SUITE 300 - 12,628 SF

SPACE HIGHLIGHTS

1. Suite 200 - 13,025 SF
 - 400 SF of Office
 - Two (2) Dock Doors
 - \$14.00/SF NNN
 - \$3.75 PSF OPEX
 - 22' Clear Height
 - Class IV Sprinklers
 - Available January 1, 2024
2. Suite 300 - 12,628 SF
 - Dead Storage (no office)
 - \$9.00/SF NNN
 - \$3.75 PSF OPEX
 - Available March 1, 2024



Can be leased as one space or separately

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