





## PROPERTY HIGHLIGHTS

Affordable corporate office environment within a prime trade area.

Strategic West County location less than 1 mile from I 270.

Highly visible with frontage and signage on Manchester Road.

Ideally suited for small and medium sized tenants.

### **BUILDINGFEATURESINCLUDE:**

- Renovated Lobbies & Common Areas
- Grab & Go Café with Lounge
- Building Signage Available
- 4/1,000 Parking (Expandable)
- Roofs: newly replaced roofs throughout
- HVAC: VAV System with Digital Control
- Security: Card Access
- Telecom: AT&T Fiber
- Wide range of suites and floor plans



## **AVAILABLE SPACE**

#### **BUILDING I**

1 <sup>ST</sup> FLOOR - SUITE 170	5,129 SF	AVAILABLE NOW
2ND FLOOR - SUITE 200	4,490 SF	DATE NEGOTIABLE
2 <sup>ND</sup> FLOOR - SUITE 260	15,241 SF	AVAILABLE NOW

#### **BUILDING II**

1<sup>ST</sup> FLOOR - SUITE 104 9,777 SF AVAILABLE NOW

### **BUILDING III**

1 <sup>ST</sup> FLOOR - SUITE 100	6,484 SF	AVAILABLE NOW
1 <sup>ST</sup> FLOOR - SUITE 150	3,368 SF	AVAILABLE NOW
3 <sup>RD</sup> FLOOR - SUITE 350	2,416 SF	AVAILABLE NOW
3 <sup>RD</sup> FLOOR - SUITE 365	853 SF	AVAILABLE NOW

#### **BUILDING IV**

1 <sup>ST</sup> FLOOR - SUITE 140	1,528 SF	AVAILABLE NOW
1 <sup>ST</sup> FLOOR - SUITE 145	1,026 SF	AVAILABLE NOW
3 <sup>RD</sup> FLOOR - SUITE 300	12,198 SF	AVAILABLE NOW

LEASE RATE: \$20.50/SF FULL SERVICE



# THE LOCATION



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