FEATURES:

- A modern, energy efficient office/tech complex situated on 5.42 acres
- Well located in a master-planned business park with direct access to I-35W and Hwy. 10
- County Highway 10 visibility
- Located on Metro bus line
- Large employee base in area
- Fiber Available

TOTAL BUILDING SF: 55,742 SF (100% A/C)
AVAILABLE: 17,736 SF - Suite 200
OFFICE: 13,558 SF
WAREHOUSE: 4,178 SF
LOADING: 2 dock doors (1 leveler)
CLEAR HEIGHT: 14’ 3”
COLUMN SPACING: 40’ x 40’
POWER: 600A, 480/277V, 3 PH
SPRINKLERED: Yes
PARKING: 73 (4.1/1000)
FREEWAY ACCESS: I-35W via Co. Hwy. 10

FOR MORE INFORMATION PLEASE CONTACT

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TOTAL BUILDING SF: 55,742 square feet - 100% air conditioned

LAND AREA: 5.42 acres

AVAILABLE SF: Suite 200 – 17,736 square feet

OFFICE SF: 13,558 square feet

WAREHOUSE SF: 4,178 square feet

LOADING: 2 dock doors (8’ x 10’) one leveler

COLUMN SPACING: 40’ x 40’

CLEAR HEIGHT: 14’ – 3”

BUILDING DEPTH: 126’

YEAR BUILT/CONSTRUCTION: 1989/brick façade with wrap around tinted glassline

SPRINKLERED: Yes - wet

POWER: 600A, 480/277V, 3-Phase

PARKING: 73 stalls – 4.1/1000

LEASE RATES: $4.75 per SF for warehouse and $8.75 per SF for office

2015 REAL ESTATE TAXES
2015 CAM: $2.22 per SF
2015 TOTAL: $1.63 per SF
2015 TOTAL: $3.85 per SF

COMMENTS:
- Direct access to I-35W and Highway 10 interchange
- High-image, office/tech building well located in a planned business park environment with great visibility from Co. Hwy. 10
- Location offers restaurants and retail services nearby
- Fiber available