

MILLENNIAL TOWER

TENANT 1

TENANT 2

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ARSHOT
INVESTMENT CORPORATION

LION
REAL ESTATE SERVICES



MILLENNIAL TOWER

RETAIL | OFFICE | RESIDENTIAL

- I 28 stories
- I 400,000 square feet total
- I 700+ space garage
- I 135 Room Hilton Flagship Hotel
- I 189 Residential units (including micro units and penthouse suites)
- I Floor-to-Ceiling Glass Walls with 20” ceilings
- I Conference & Event Space
- I Amenity Floor
- I Pool
- I Fitness Facility
- I Dog park
- I Building Signage Available
- I CAF- Full Floor User 4%/Multi Tenant Floor 14%

RETAIL

- I 40,000 +/- SF
- I \$30.00 NNN
- I \$7.00 estimated CAM

OFFICE

- I 150,000 +/- SF
- I \$22.00 NNN
- I \$7.00 estimated CAM



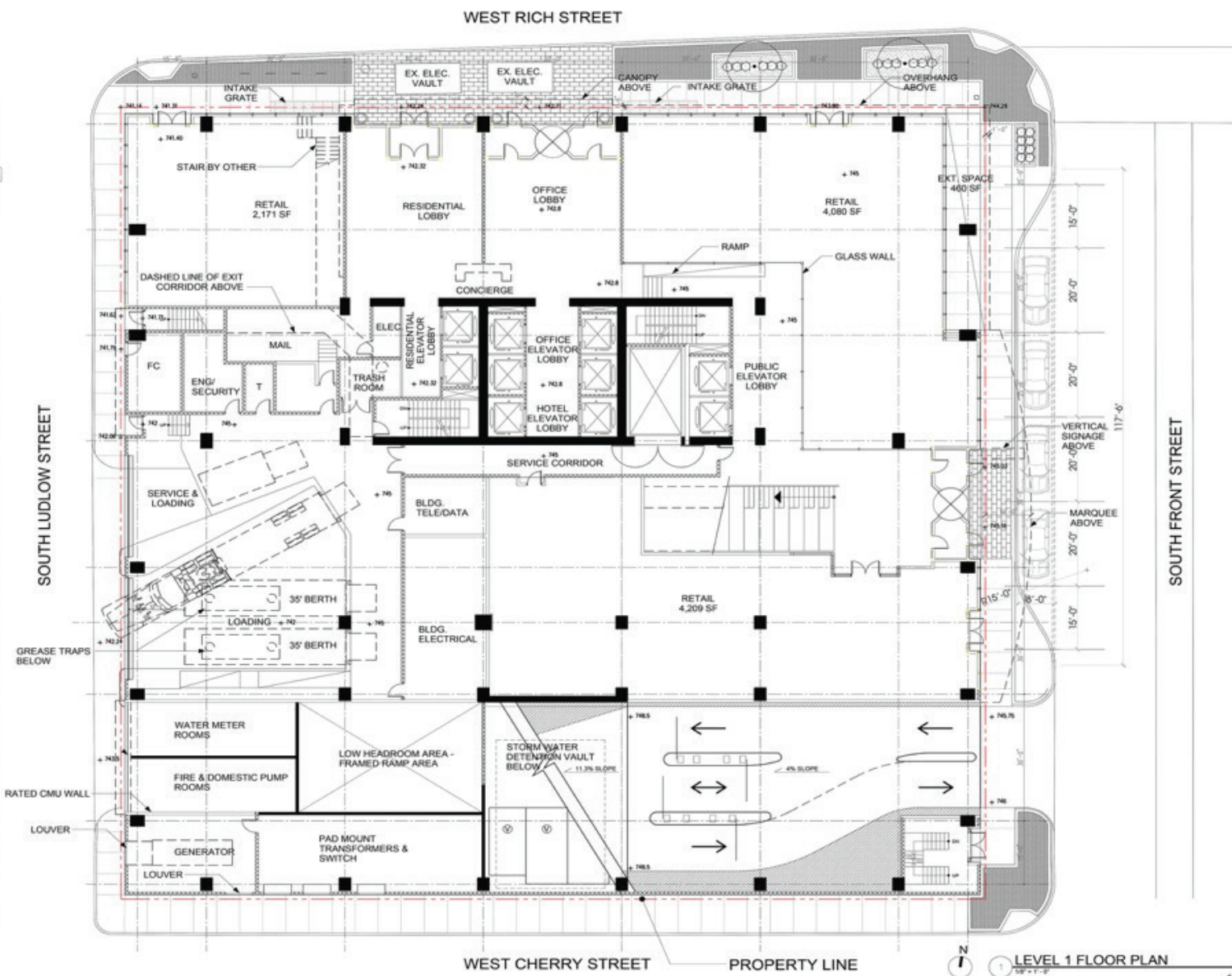
MILLENNIAL TOWER

1ST FLOOR : RETAIL

| 12,963 SF

| Floor to ceiling windows

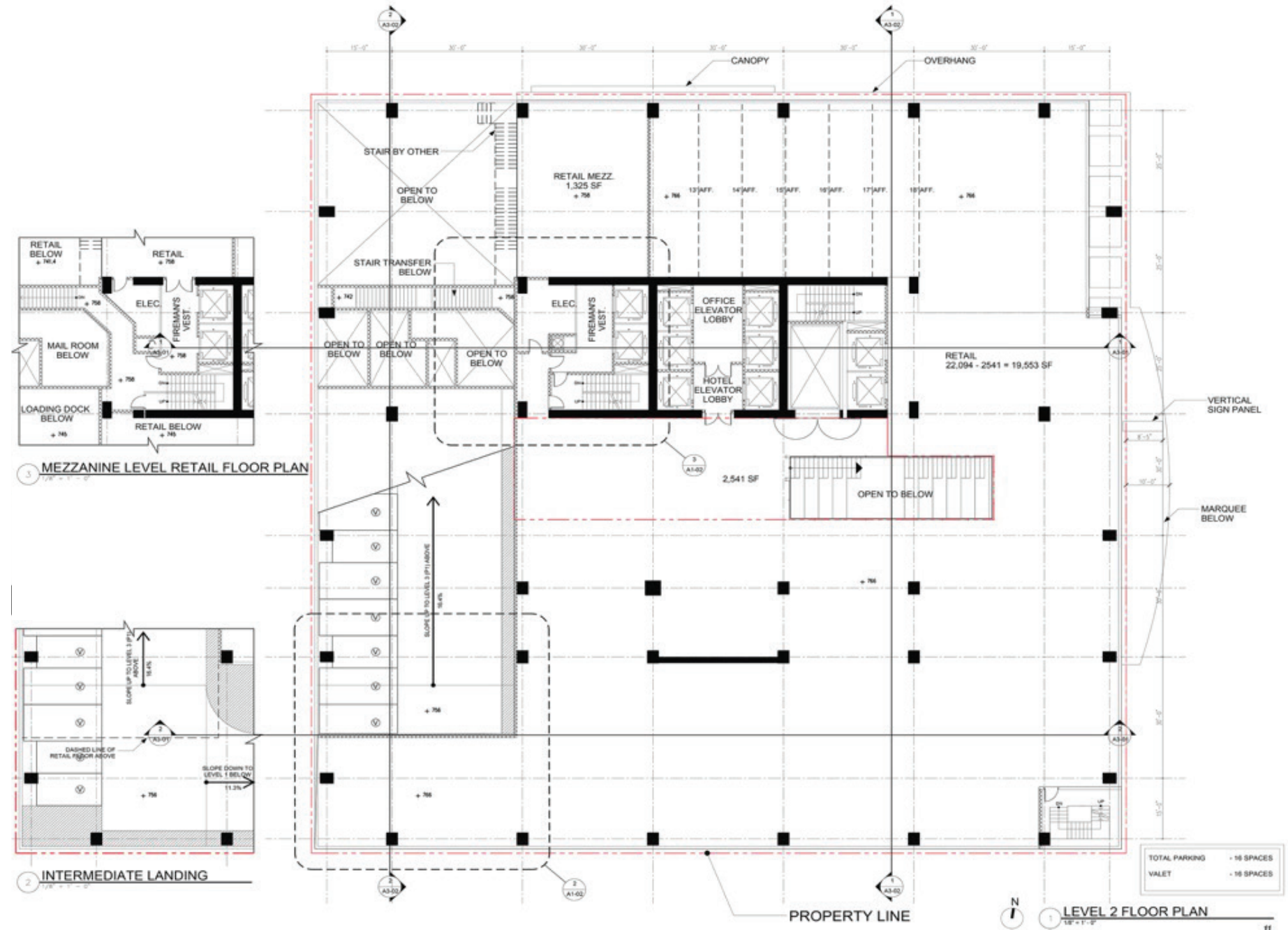
| Various Signage Opportunities



MILLENNIAL TOWER

2ND FLOOR : RETAIL

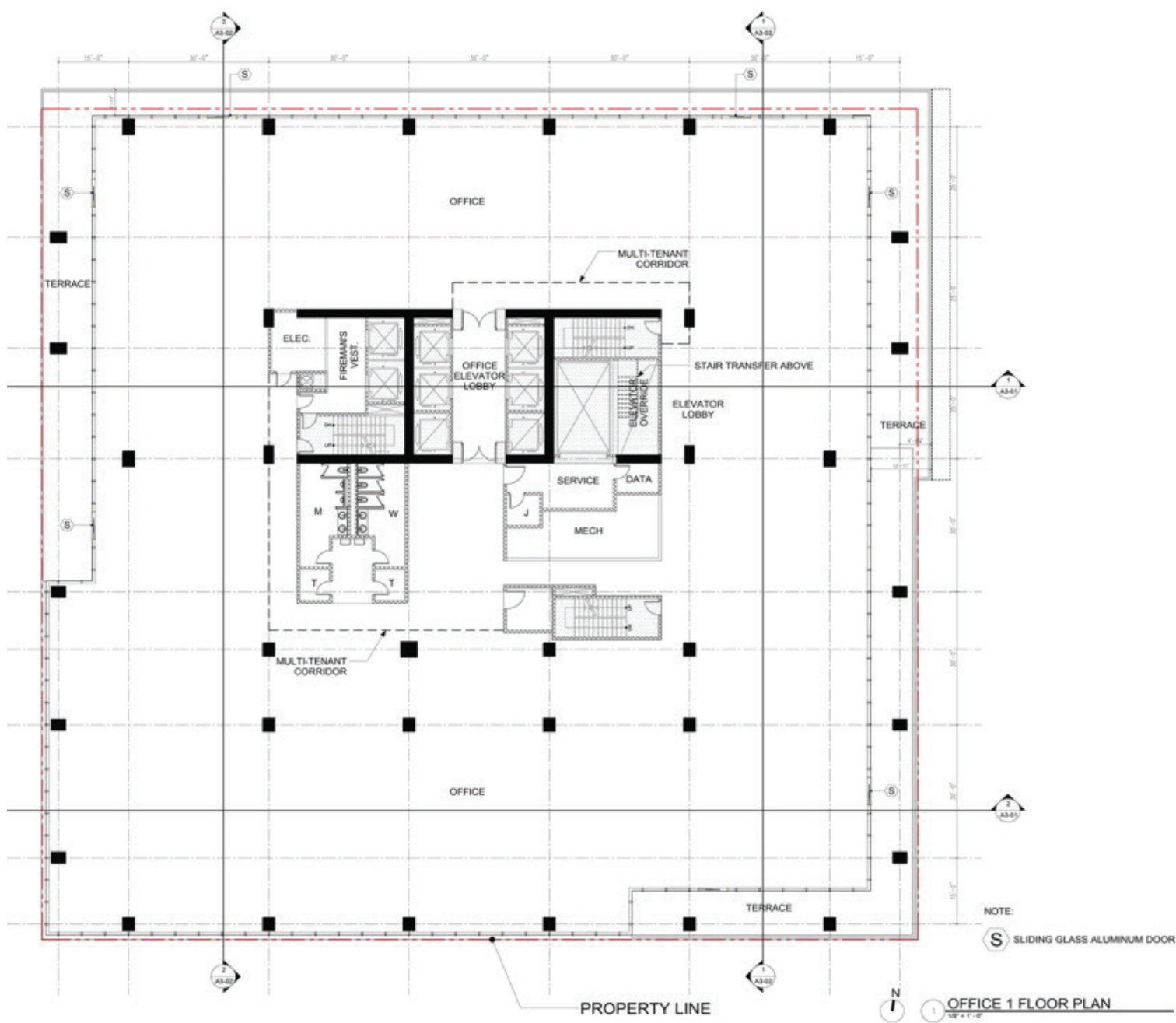
- | 21,508 SF
- | Floor to ceiling windows
- | Large staircase and elevator access
- | Various Signage Opportunities



MILLENNIAL TOWER

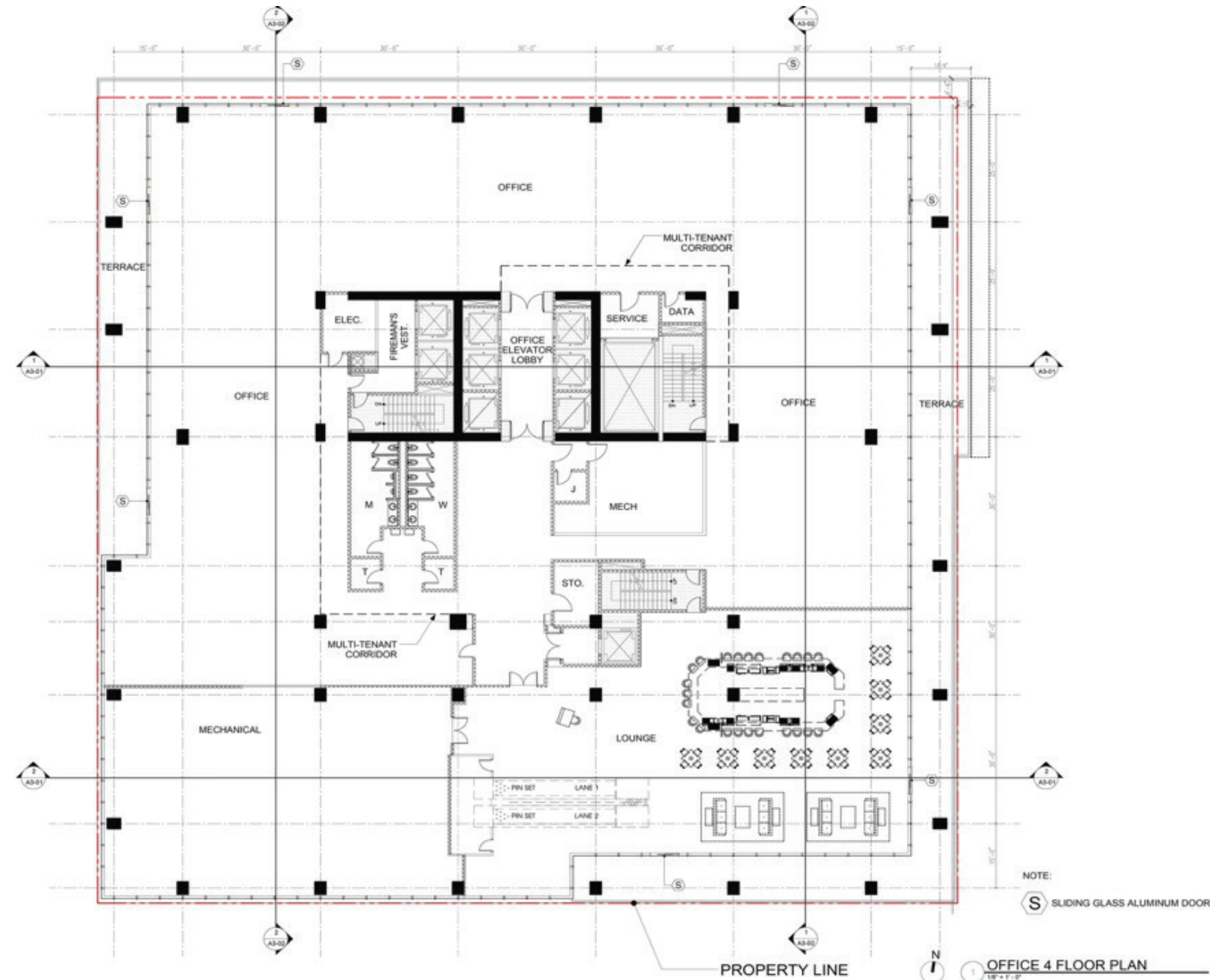
10-12TH FLOOR : OFFICE

130,802 SF
11,786 SF terraces
132,588 RSF



13TH FLOOR: OFFICE

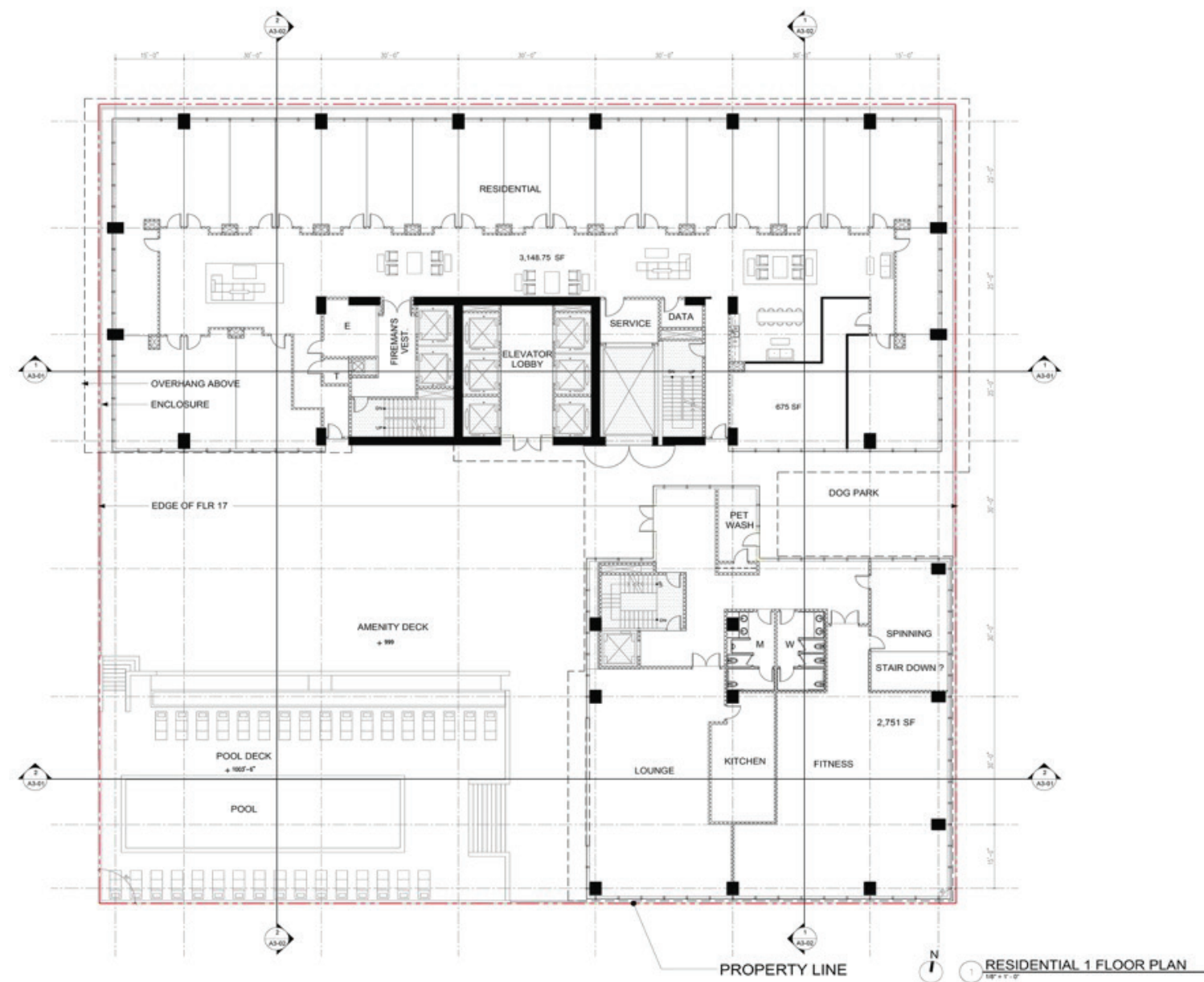
129,425 SF
12,026 SF terraces
131,451 RSF



MILLENNIAL TOWER

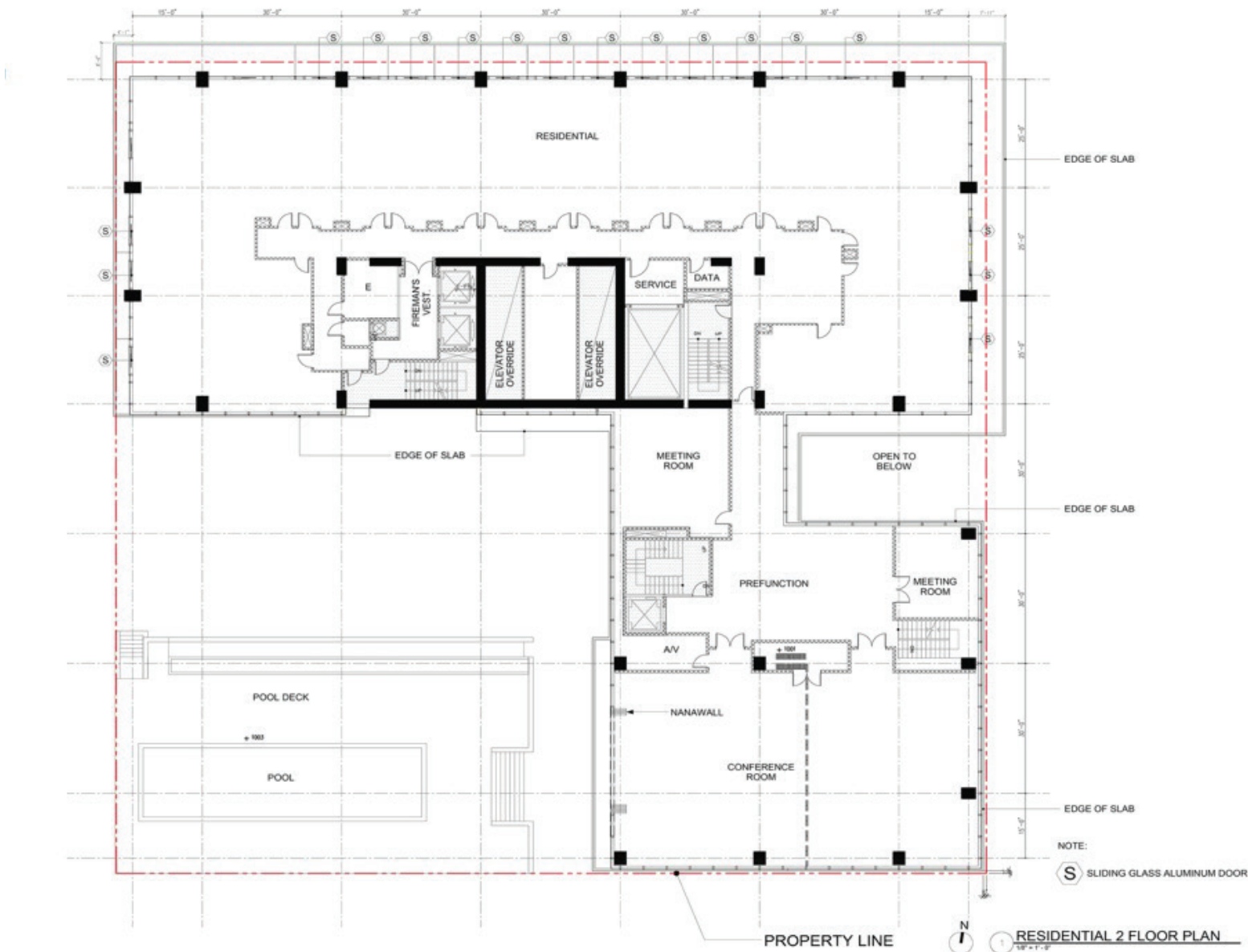
17TH FLOOR: AMENITY DECK

- I POOL
- I FITNESS FACILITY
- I DOG PARK



18TH FLOOR: CONFERENCE CENTER

- I Conference and meeting rooms
- I Overlooking amenity deck



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AERIAL AND LOCATION



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