

Partnership. Performance.



New Ownership—Newly Renovated

OFFICE SPACE FOR LEASE

Highlights

- 2-story office building totaling 204,059 sf
- Suites from 9,900 sf to 26,000+ sf contiguous available
- 24/7 building access
- Signage opportunities
- On-site management
- On-site food services
- Fitness Center
- Conference Center
- Parking Ratio 4:1,000
- Located adjacent to new 370-unit luxury apartment community
- Convenient access to I-95 and Yamato Road

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Keith O'Donnell, Principal

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Atrium Seating



Interior of Available Suite



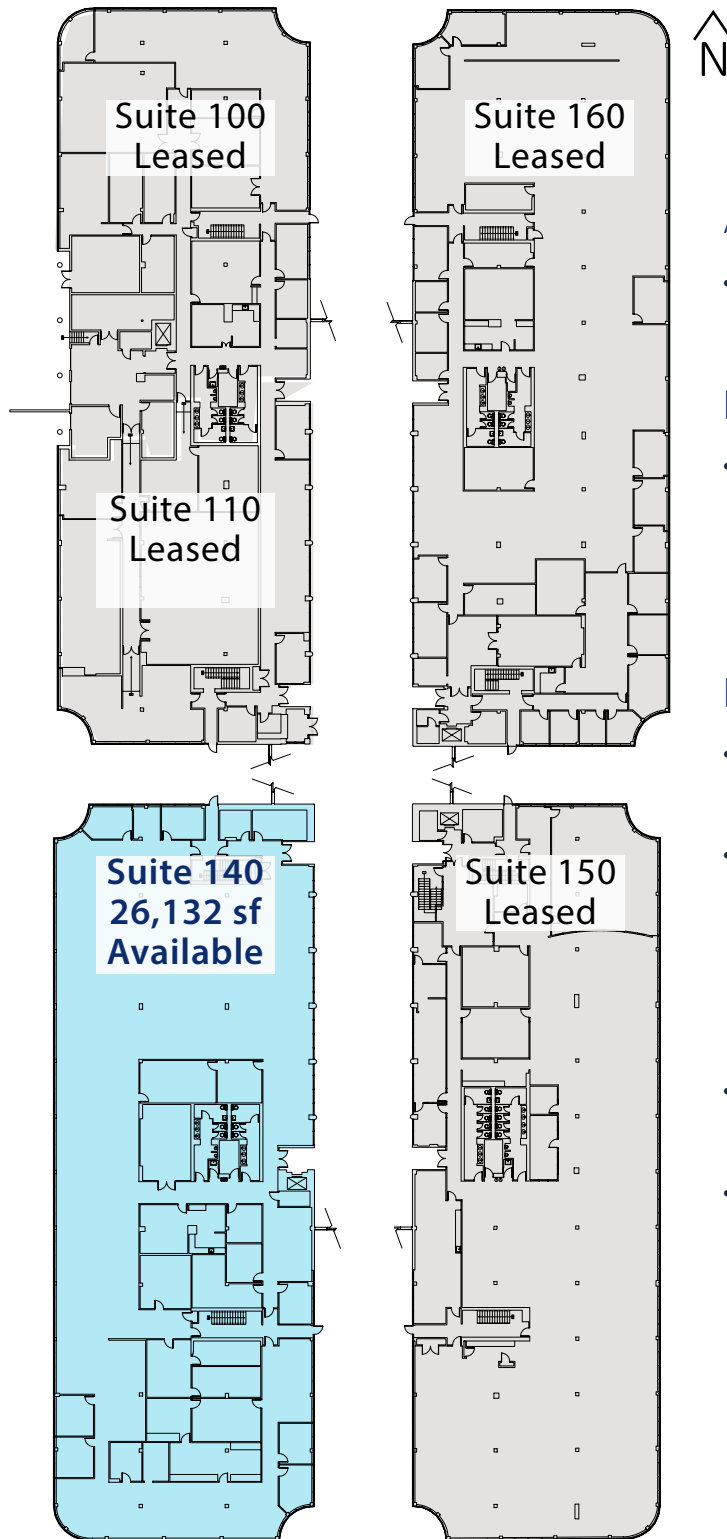
Newly Renovated Atrium



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First Floor Plan



Available Suites

- Suite 140 | 26,132 sf

Rental Rate

- \$20.00 psf (NNN) + \$8.28 in Operating Expenses

Newly Renovated

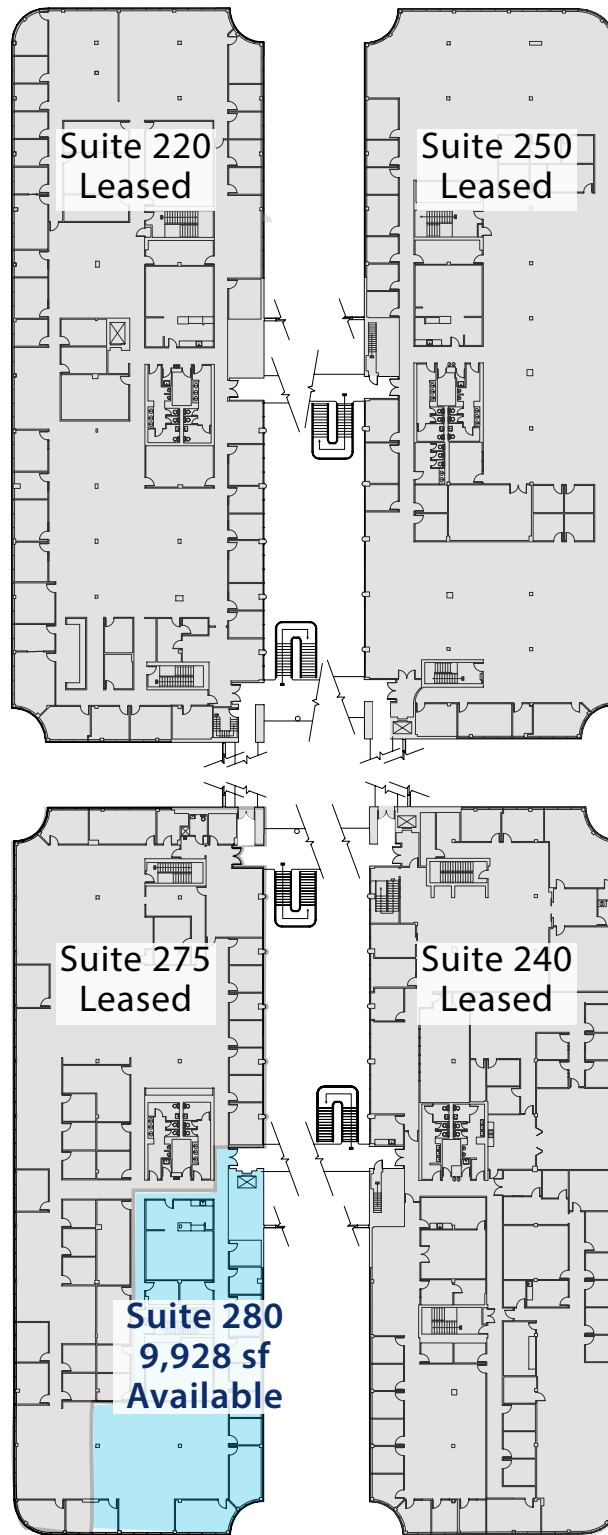
- New flooring in the lobby atrium
- Creation of collaborative soft seating areas and meeting spaces featuring Wi-Fi and electricity/charging stations
- New modern glass railings system
- New common area restroom finishes



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Second Floor Plan



Available Suites

- Suite 280 | 9,928 sf

Rental Rate

- \$20.00 psf (NNN) + \$8.28 in Operating Expenses

Newly Renovated

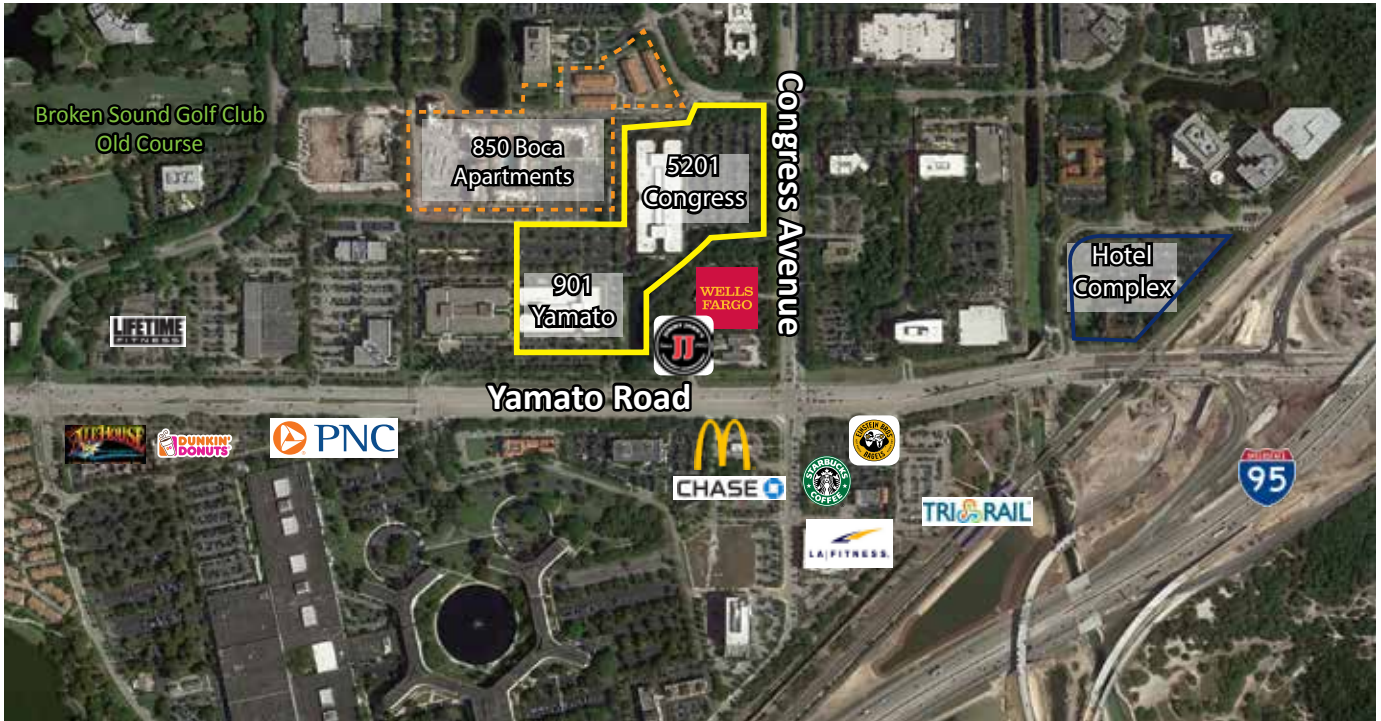
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Property Location



For more information please contact:

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