

PROPERTY HIGHLIGHTS

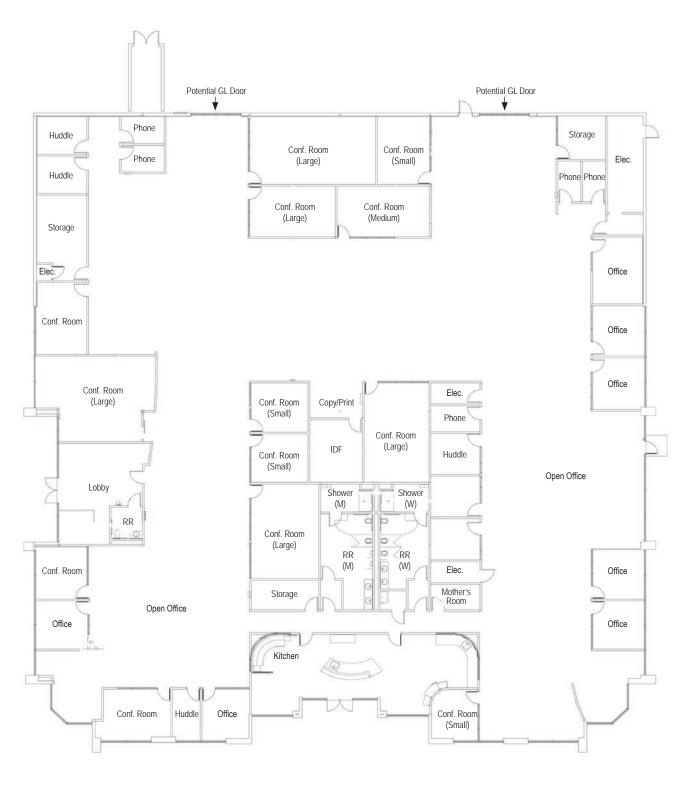
- ±21,862 SF R&D Building
- High Identity Standalone Building with Large Monument Signage
- First Class Creative Technology Space with High Exposed Ceiling, Large Kitchen, Glass Privates and Great Natural Light
- Wellness Focused Workplace w/ Bike Racks, Usable Outdoor Lounge Areas, Basketball Hoops, and Showers

- 4 Parking Spaces per 1,000 RSF with EV Charging Stations
- 2 GL Doors Currently Glassed in That Can be Converted Back
- Available March 1, 2024 (Potentially as Early as November 2023)
- Flexible Lease Term
- Power: 800 Amps @ 480/277 Volts



FLOOR PLAN

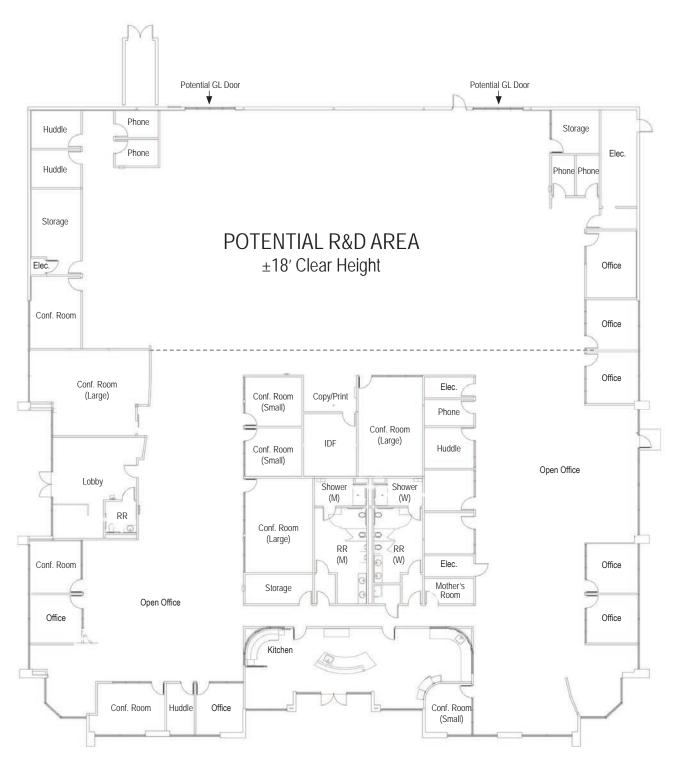






HYPOTHETICAL R&D FLOORPLAN









TRANSPORTATION MAP

