



## PROPERTY FEATURES



### AVAILABLE SPACE

60,000 square feet



### FLEXIBLE OCCUPANCY

Multiple space options for developing growth strategies (open desktop to full floor)



### EXTERIOR SIGNAGE

Opportunities for prominent branding display



### PARKING

Free, on-site parking



### SECURITY

24/7 secure key-card access



### ON-SITE

professional management staff

**Partner tenants** contribute industry expertise, promote regional and international collaboration and utilize student talent in alignment with the university's land-grant mission.

**Office space** in the Edge District provides state-of-the-art co-location opportunities for partners who enhance academics and research on campus.



## FEATURES

- New and modern infrastructure, with premium dedicated office space and on-campus location
- Prominent, tenant-branded signage opportunities in a high-traffic location
- Flexible office space layouts that allow for rapid expansion
- Strategic location on the Kansas State University Manhattan campus, with access to top-tier student and graduate talent
- Up to 20,000 square feet of contiguous space

## SHARED AMENITIES

- Video-capable conference and event spaces
- Common-area collaboration spaces
- Kitchenettes
- 24-hour fitness center, equipped with a Peloton bike, Concept2 rower, free weights, treadmills, ellipticals and more
- Full-service restaurant, open to the public, with on-site catering services
- Free, on-site parking



## CO-WORKING

- Private offices for 1 or 2 with branding or open desks
- Premium furniture
- Printing station
- Phone booth for private conversations
- 24/7 access with badge
- Wireless internet access

**TO LEARN MORE ABOUT OPPORTUNITIES THAT GIVE YOUR COMPANY AN EDGE, CONTACT:**



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