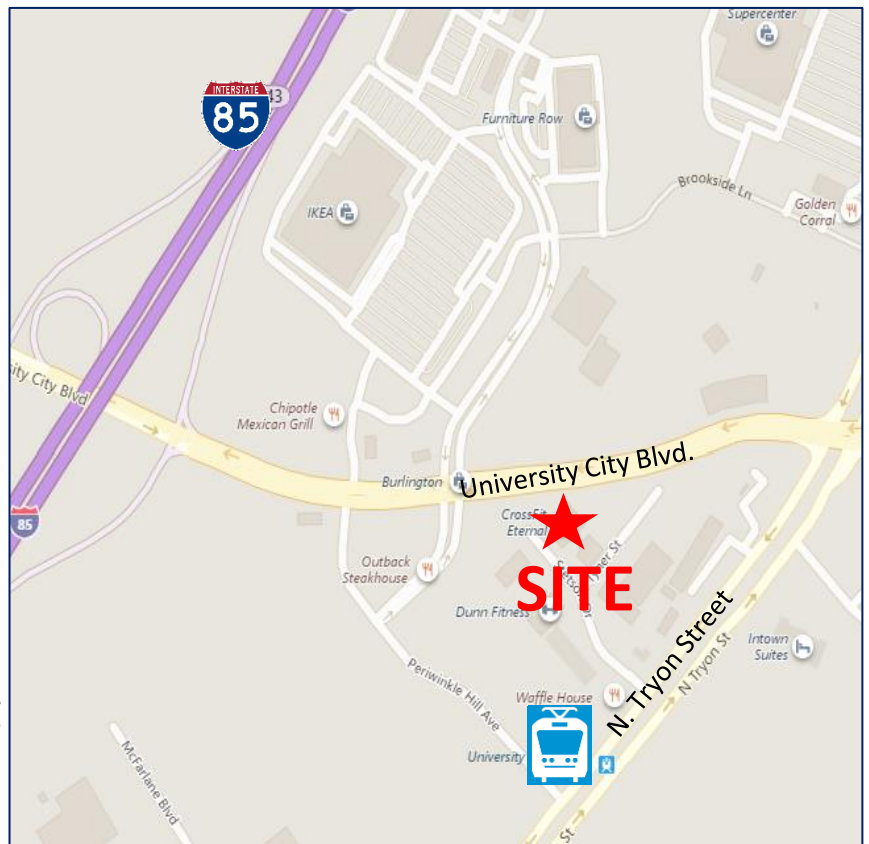


7810 Tyner Street- University Area Flex Space For Lease



Property Highlights

- Total Available: 16,800 SF
- Maximum Contiguous: 11,200 SF
- Lease Rate: \$8.95/SF NNN
- CAM: \$1.30/SF
- Clear Height: 13'
- Dock door available
- Direct access to site from University City Blvd.
- ½ mile from I-85/University City Boulevard interchange
- Across from Belgate Shopping Center, home of Ikea, and 500,000 SF of retail



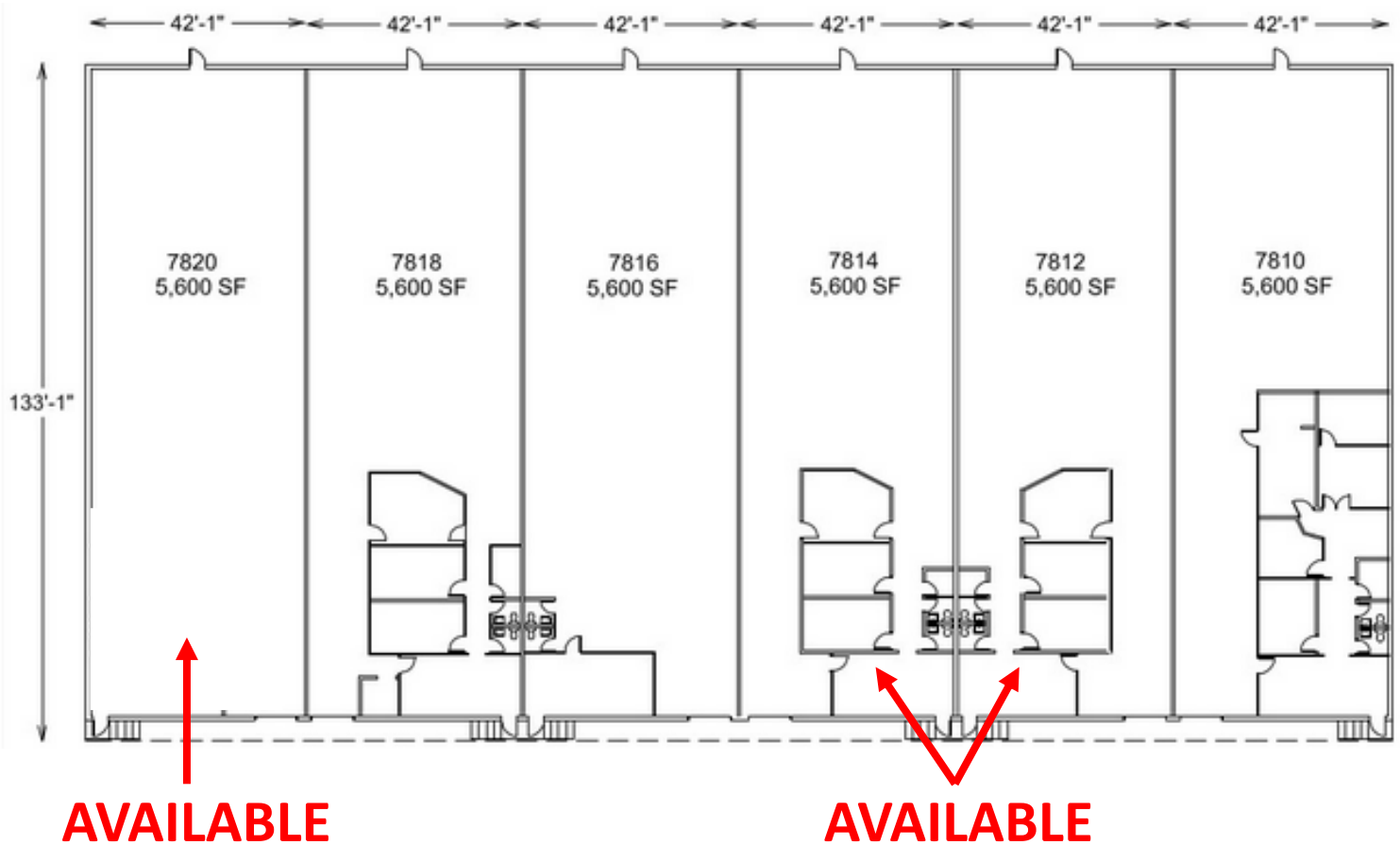
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- 1 Dock Door In Each Suite
 - 13' Clear Height