



## PROFESSIONAL OFFICE BUILDING FOR LEASE CONTACT BROKER FOR LEASE RATES

### PROPERTY OVERVIEW

Building Size:	19,278 SF
Available Space:	2,500 - 9,000 RSF divisible
Lot Size:	1.35 Acres
Parking:	4.36/1,000 SF
Year Built:	2006
Zoning:	PUD

### PROPERTY FEATURES

- Close proximity to numerous hotel and restaurant amenities
- Two-story professional office building with elevator access
- Parking ratio: 4.36:1,000 SF
- Quick access to Hwy 36 and Hwy 287
- Data center with two dedicated HVAC units
- Backup generator supports the entire building

For more information, please contact:

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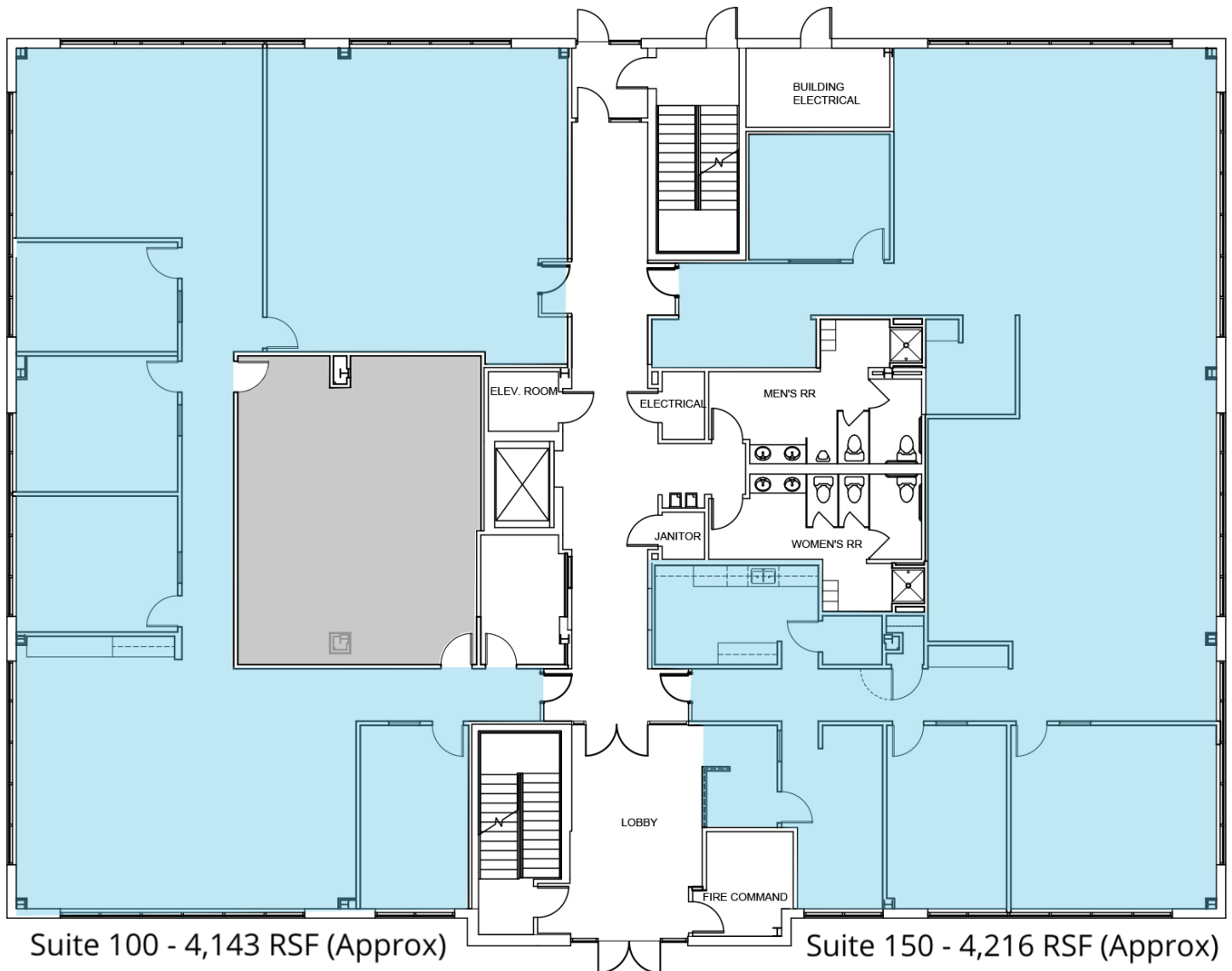
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