

**AVAILABLE FOR SALE OR LEASE**



## Property Highlights

- **17,236 SF Freestanding Office Building (expandable to +/- 20,000 SF) for Sale or Lease**
- Centrally located on +/- 3.16 acres in prominent Deep River Corporate Center
- Modern and contemporary building design
- Zoned BP
- Functional office layout with room for +/- 76 workstations, 12 offices/rooms across back glass. Multiple conference, training, break areas, team rooms, network room, work room.
- +/- 108 parking spaces
- Close proximity to hotels, banks, and area restaurants
- Less than one mile from I-40 and Hwy 68 intersection
- Less than 10 minutes to PTI International Airport
- Built 1997
- Lease Rate: \$18.00/SF, NNN
- Sale Price: \$2,100,000

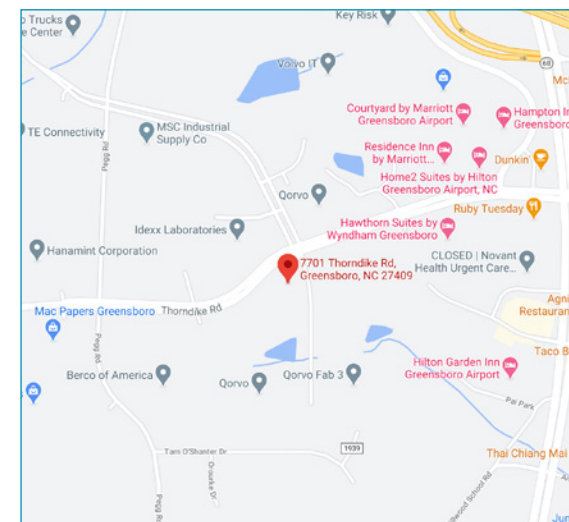
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## FLOOR PLAN

