

# 2277

# Research Boulevard

## Details

3,000 - 26,730 SF

Rate: \$20.00/SF Full Service

Term: Through May 31, 2033

## Property Highlights

- 138,095 SF - Class A office building
- Fully furnished, available for immediate occupancy
- Prominent building signage opportunity / I-270 Visibility (181,431 Daily Traffic Views)
- Extremely efficient floor plates
- Strong credit Sub-Landlord
- State-of-the-art conference center located on the 1st floor
- Access to Project Amenities Next Door: Fitness Center & Deli
- 3.48/1,000 parking ratio / 502 free surface spaces



# About the opportunity



Asking \$20.00/SF,  
Full Service



Term through  
May 31, 2033



Available for  
immediate occupancy



Fully furnished sublease



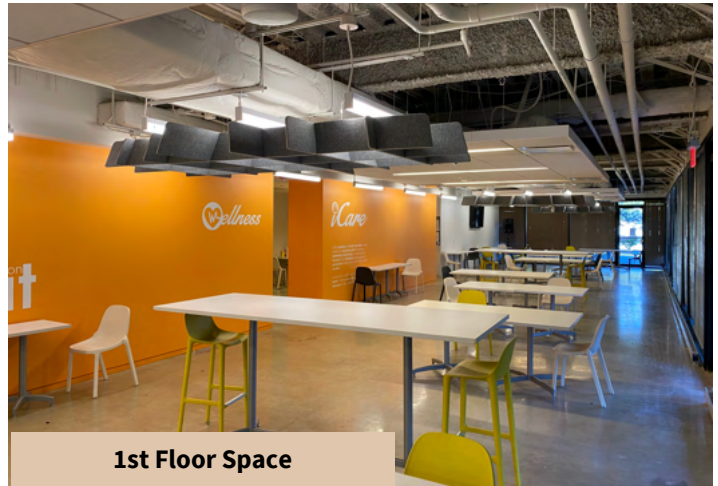
Fitness center, conference facilities  
and café on-site



Top-Of-Building Signage  
can convey



**Building Conference Center**

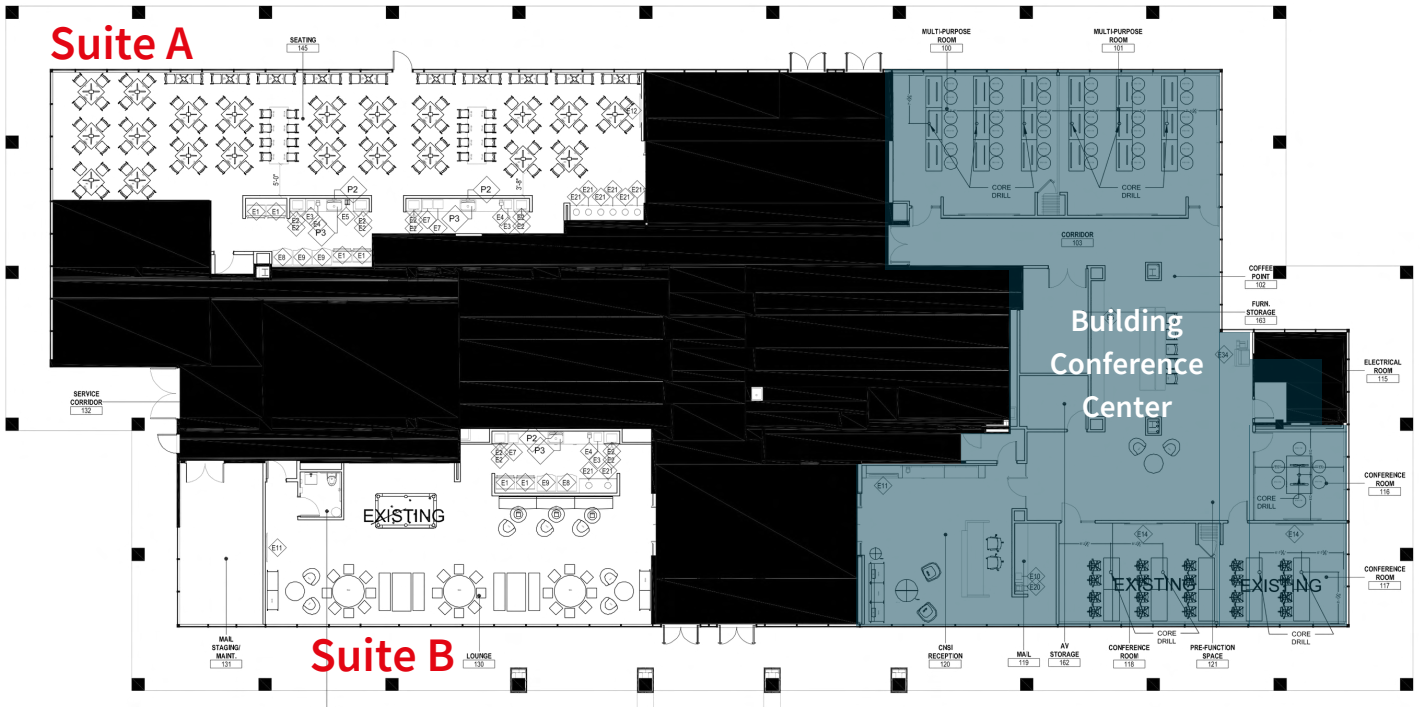


**1st Floor Space**

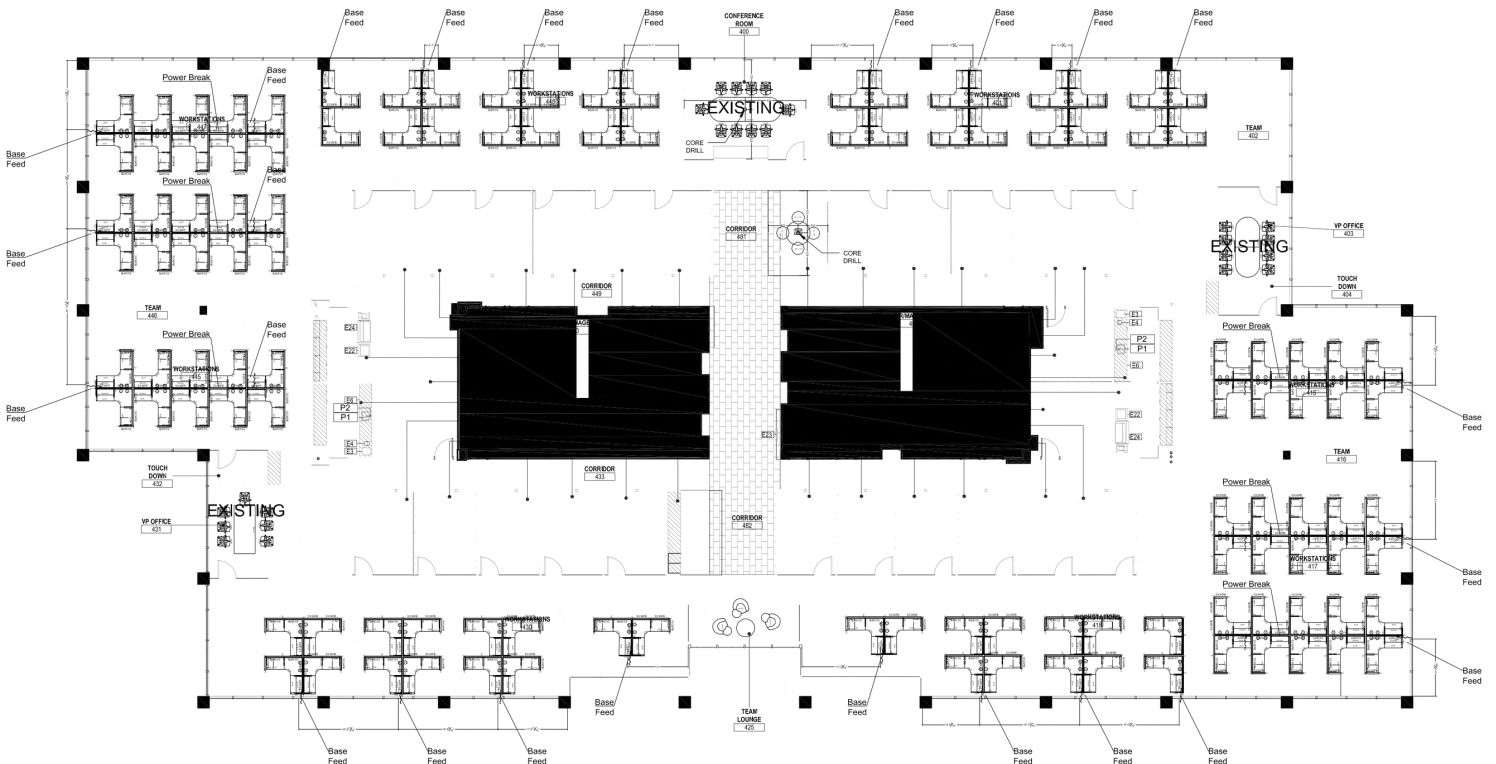


**Typical Office Floor**

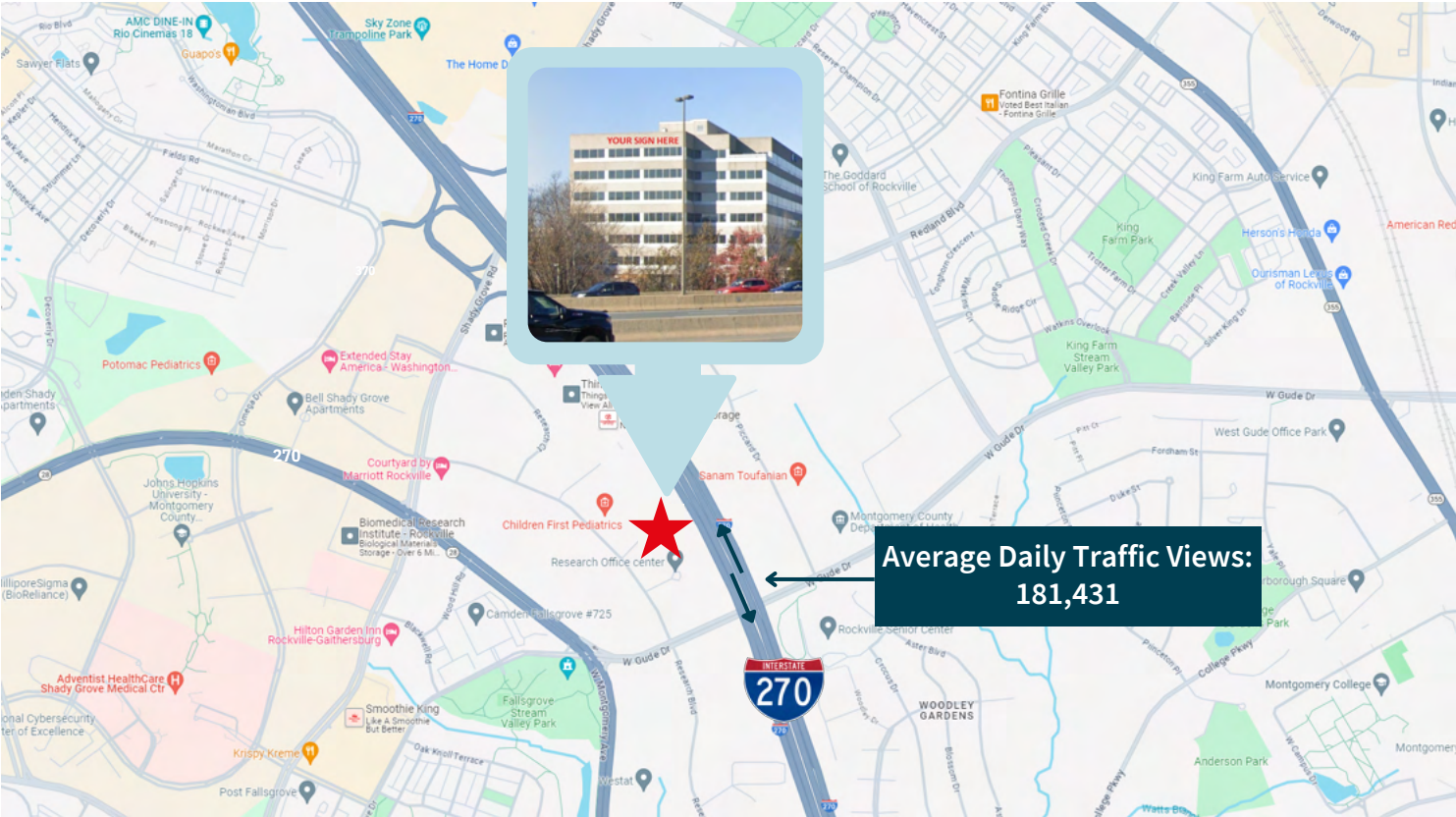
# 1st floor - 5,197 RSF (can be leased separately)



# 4th floor - 21,533 RSF



# Location



For leasing information, please contact:

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