



## LEASING CONTACT:

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## LEASING INFORMATION

Building Size:  
218,000SF

Year Built:  
1985 / Renovated 2025

Floors:  
14

Floor Plates:  
+/- 16,000 SF

Lease Rate NNN:  
Floors 1-3 \$18.50  
Floors 4-14 \$20.50

Estimated Opex:  
2025 - \$13.00

Parking:  
3.75 / 1,000 sf  
\$50 / month/space unreserved  
\$125/month/space reserved

Ownership:  
Knightbridge Capital  
Westside Investment Partners

## AVAILABILITIES

Suite	RSF	Comments	Floor plans
<b>260</b>	3,156	<b>SPEC SUITE</b> - 4 perimeter offices, kitchen/breakroom, IT storage & open area	
<b>310</b>	3,459	<b>PLANNED SPEC SUITE</b> - 3 large offices, open area for (8 workstations), kitchen & reception	
<b>330</b>	5,538	7 perimeter offices, conference room, open area for workstations	
<b>410</b>	5,006	8 offices, conference room, reception, kitchen/breakroom, work room & storage	
<b>450</b>	1,790	Lobby identity, 4 offices, 1 conference room	
<b>430</b>	4,950	<b>SPEC SUITE</b> - 9 private offices, reception, conference room, kitchen and open area with elevator identity	
<b>500</b>	3,095	<b>SPEC SUITE</b> - 5 private offices, conference room, kitchen/breakroom & open area with elevator identity	
<b>510</b>	2,970	<b>SPEC SUITE</b> - 5 perimeter offices, conference room, kitchen/breakroom, IT storage & open area	
<b>520</b>	2,335	<b>SPEC SUITE</b> - 4 perimeter offices, conference room, kitchen/breakroom & open area with elevator identity	
<b>530</b>	1,865	<b>SPEC SUITE</b> - 3 perimeter offices, conference room, kitchen/breakroom, IT storage & reception area with elevator identity	
<b>600</b>	5,284	<b>SPEC SUITE</b> - 8 perimeter offices, conference room, huddle room, open area, reception, break area & IT / storage	
<b>720</b>	3,522	Available 2/1/26. Fully furnished!	
<b>760</b>	4,716	8 perimeter offices, conference room, work room, kitchen area, open area & storage	
<b>810</b>	4,221	<b>SPEC SUITE</b> - 7 private offices, conference room, reception, kitchen break room, storage and open area	
<b>1160</b>	2,807	Available 8/1/26. 5 perimeter offices, open area & kitchen.	
<b>1260</b>	4,572	<b>SPEC SUITE</b> - 6 private offices, large conference room, huddle rooms, kitchen/breakrooms, reception, IT/storage	