

FOR LEASE Tri-County Office Properties

110 Boggs Ln | 130, 150, 155 and 175 Tri -County Pkwy

110 Boggs Ln

150 Tri-County Pkwy

130 Tri-County Pkwy

175 Tri-County Pkwy

155 Tri-County Pkwy

NABergman

FOR MORE INFORMATION PLEASE CONTACT:

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HOME

HIGHLIGHTS

AVAILABLE

AREA

EXECUTIVE SUMMARY

NAI Bergman is pleased to offer a select portfolio of office properties located in the Tri-County region. The four professionally owned and managed office properties offer an abundance of amenities to tenants while having competitive rental rates.

- Asking \$12.95/SF MG
- Professional Onsite Management
- Abundance of Parking
- Easy Access to I-275
- Flexible Floor Plans Available
- Common Conference Room Access
- Surrounded by Retail, Hotels and Restaurants



OWNERSHIP

Olymbec owns and manages a diverse portfolio of industrial, office, retail and residential properties throughout Canada and the United States. With up to 13 million square feet owned in Canada and 14 million square feet in the United States, Olymbec owns over 27 million square feet across 300 properties in North America.



OLYMBEC

<http://www.olymbec.com/>

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HIGHLIGHTS

AVAILABLE

AREA

BUILDING AVAILABILITY

110 Boggs Ln.		
Suite	SQFT	Monthly
124	1,555	\$1,678.10
125/149	4,622	\$4,987.91
155	988	\$1,066.22
170	5,704	\$6,155.57
175	837	\$903.26
235	2,247	\$2,414.89
244	2,416	\$2,607.27
247	1,917	\$2,068.76
255	1,370	\$1,478.46
260/265	2,661	\$2,871.66
288	809	\$873.05
305	1,589	\$1,714.80
306	250	\$450.00
315	2,286	\$2,466.98
330	3,004	\$3,241.82
380	6,736	\$5,585.27
450	6,731	\$5,581.12
460	6,853	\$5,682.28

130 Tri-County Pkwy		
Suite	SQFT	Monthly
105	1,807	\$1,950.05
110	1,986	\$2,143.23
Floor 3	9,904	\$8,212.07
Floor 4	9,815	\$8,138.27

150 Tri-County Pkwy		
Suite	SQFT	Monthly
Floor 1	8,480	\$7,031.33
Floor 2	9,910	\$8,217.04
Floor 3	9,873	\$8,186.36
Floor 4	9,879	\$8,191.34

155 Tri-County Pkwy		
Suite	SQFT	Monthly
110	2,987	\$3,223.47
205	1,077	\$1,162.26
225	1,520	\$1,640.33
237	1,944	\$2,097.90
250	1,776	\$1,916.60
255	2,557	\$2,759.43
260	2,421	\$2,612.66
270	3,272	\$3,531.03
275	1,191	\$1,285.29

175 Tri-County Pkwy		
Suite	SQFT	Monthly
10	5,269	Call Broker
15	216	\$233.10
20	1,903	\$2,053.65
25	1,686	\$1,819.48
30	1,045	\$1,127.73
35	398	\$429.50
40	2,115	\$2,000.00
45	2,320	\$2,200.00
50	1,770	\$1,500.00
60	1,133	\$1,200.00
65	3,428	Call Broker
70	291	\$314.04
115	2,441	\$2,634.25
140	2,355	\$2,541.44
150/175	6,610	\$5,480.79
200	30,872	Call Broker

110 Boggs Ln. – Tri-View Offices

Total SF	107,842 SF
Largest Space	6,853 RSF
Smallest Space	375 RSF
Built In	1981
Rental Rate	\$12.95/SF



Features

- Beautiful Multistory Atrium
- 4.93/1,000 Parking Ratio
- Common Conference Room Available



110 Boggs Ln – Floor 1

AVAILABLE

SUITE	SQFT	VIDEO
124	1,555	
125 /149	4,622	
155	988	
170	5,704	
175	837	

LEASED

AVAILABLE



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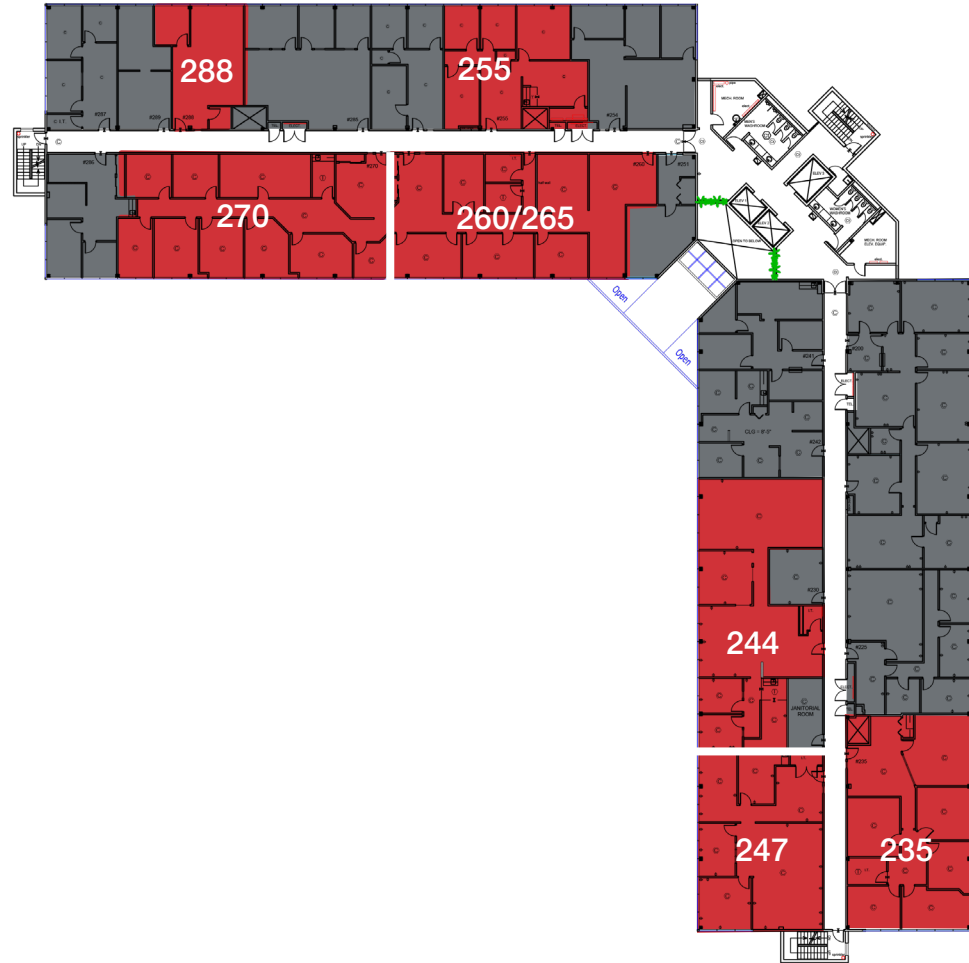
110 Boggs Ln – Floor 2

AVAILABLE

SUITE	SQFT	VIDEO
235	2,247	
244	2,416	
247	1,917	
255	1,370	
260/265	2,661	
270	2,838	
288	809	

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110 Boggs Ln – Floor 3

AVAILABLE

SUITE	SQFT	VIDEO
305	1,589	
306	250	
315	2,286	
330	3,004	
380	6,736	



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110 Boggs Ln – Floor 4

AVAILABLE

SUITE	SQFT
450	6,731
460	6,853

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130 Tri-County Pkwy. – Tri-County Financial Center

Total SF	38,154 SF
Largest Space	9,904 RSF
Smallest Space	1,807 RSF
Built In	1975
Rental Rate	\$12.95/SF

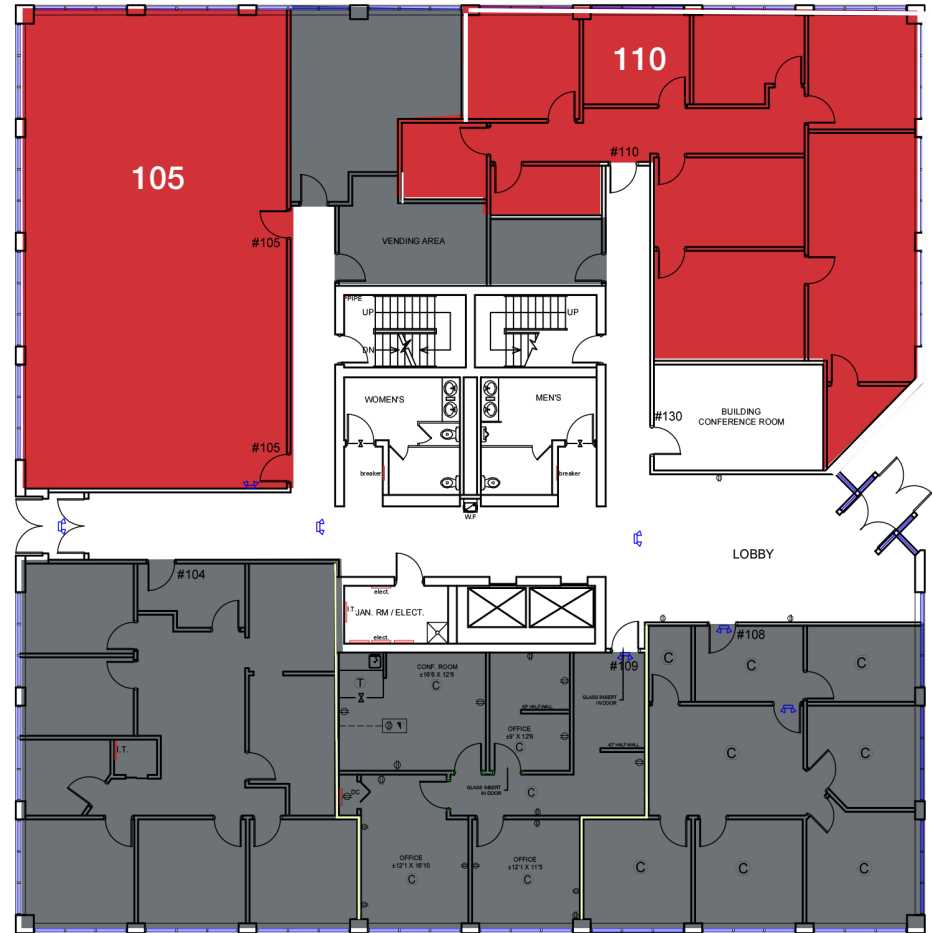
Features

- 98% Occupied Building
- 3.47/1,000 Parking Ratio
- Common Conference Room Available
- Second Floor Corner Office Space Available



130 Tri-County Pkwy – Floor 1

AVAILABLE		
SUITE	SQFT	VIDEO
105	1,807	
110	1,966	
LEASED		
AVAILABLE		



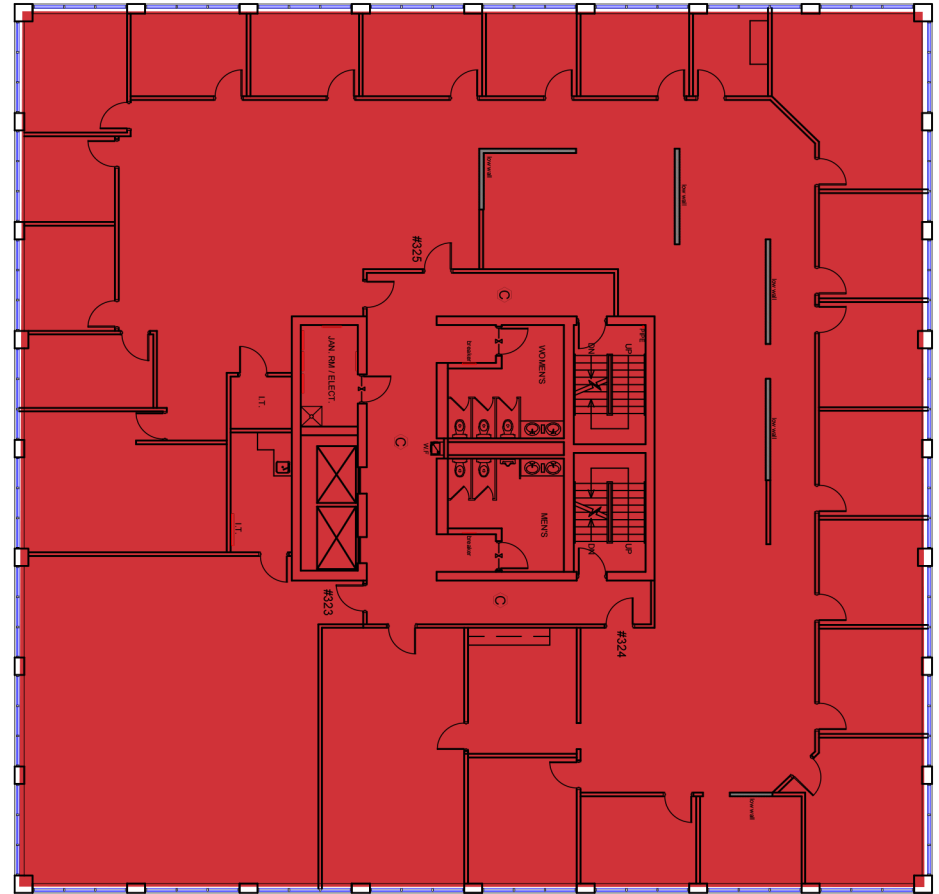
130 Tri-County Pkwy – Floor 3

AVAILABLE

FLOOR	SQFT
3	9,904

LEASED

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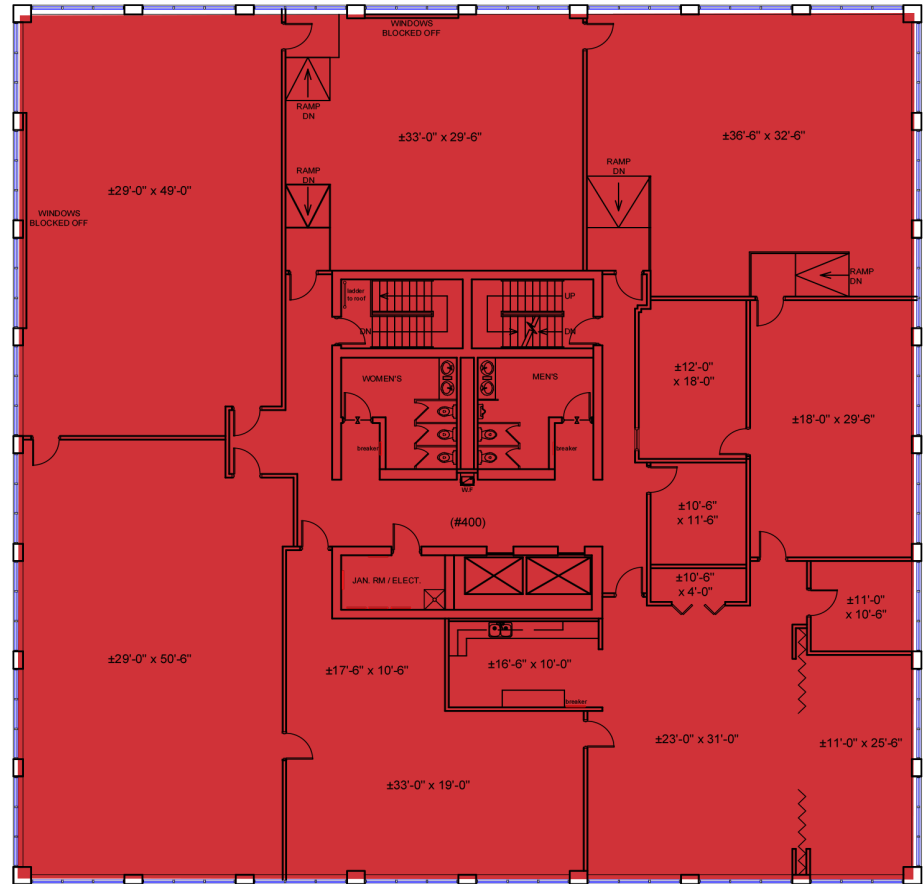
130 Tri-County Pkwy – Floor 4

AVAILABLE

FLOOR	SQFT
4	9,815

LEASED

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150 Tri-County Pkwy. – Tri-County Financial Center

Total SF	38,141 SF
Largest Space	9,879 SF
Smallest Space	8,480 SF
Built In	1975
Rental Rate	\$9.95/SF – Whole Floor

Features

- Opportunity for full building occupancy
- 3.47/1,000 Parking Ratio



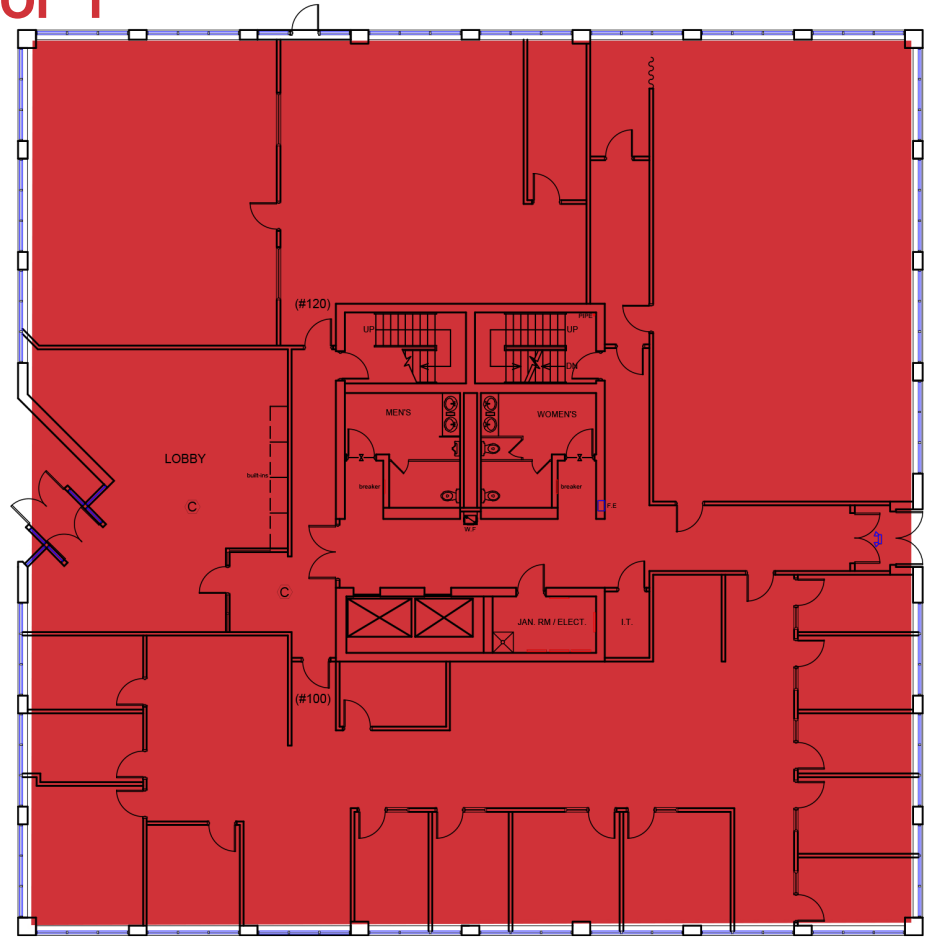
150 Tri-County Pkwy – Floor 1

AVAILABLE

FLOOR	SQFT
1	8,480

LEASED

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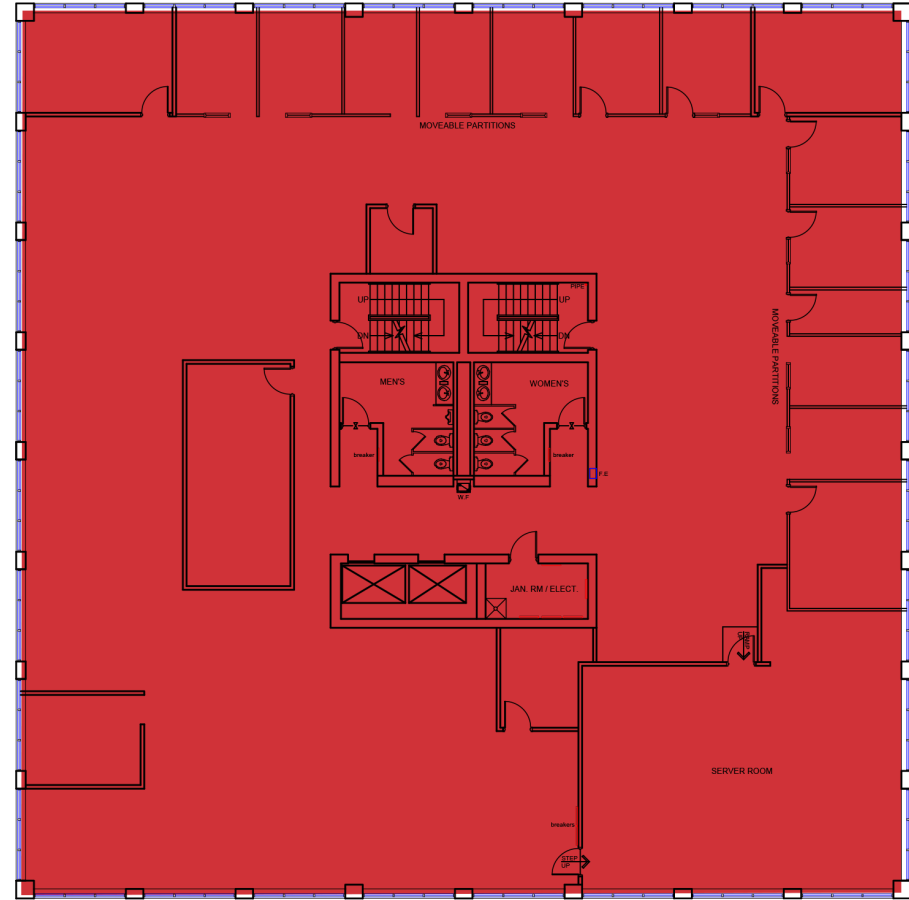
150 Tri-County Pkwy – Floor 2

AVAILABLE

FLOOR	SQFT
2	9,910

LEASED

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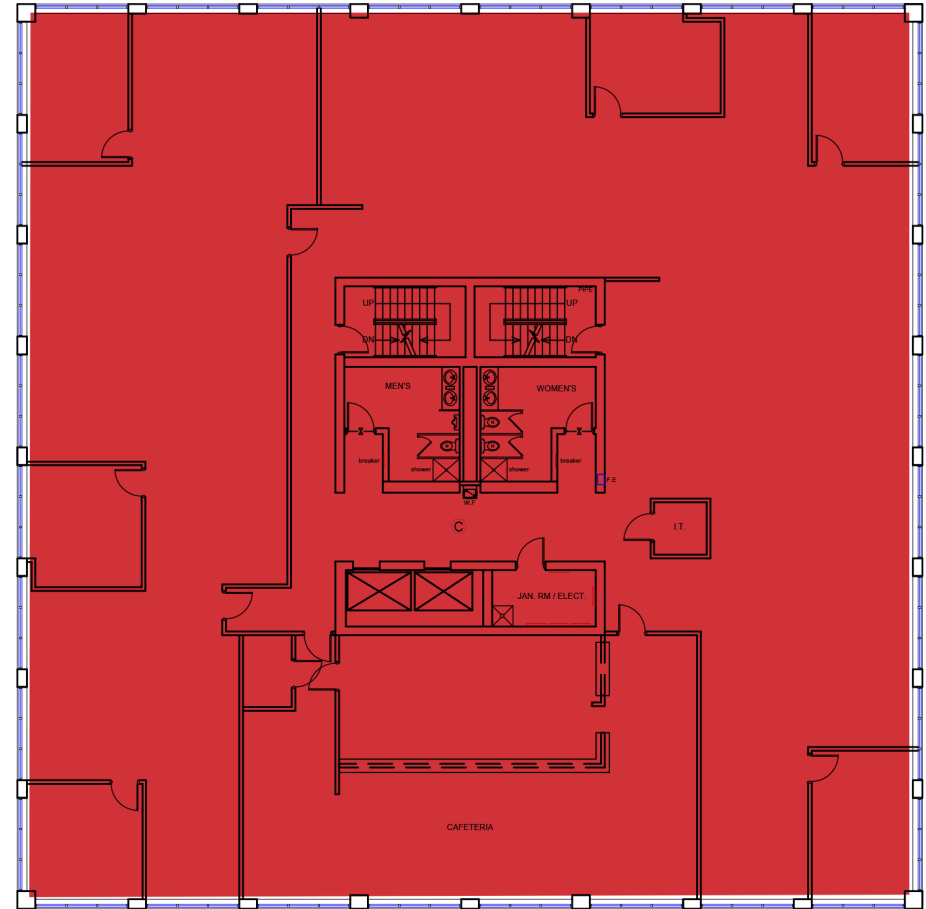
150 Tri-County Pkwy – Floor 3

AVAILABLE

FLOOR	SQFT
3	9,873

LEASED

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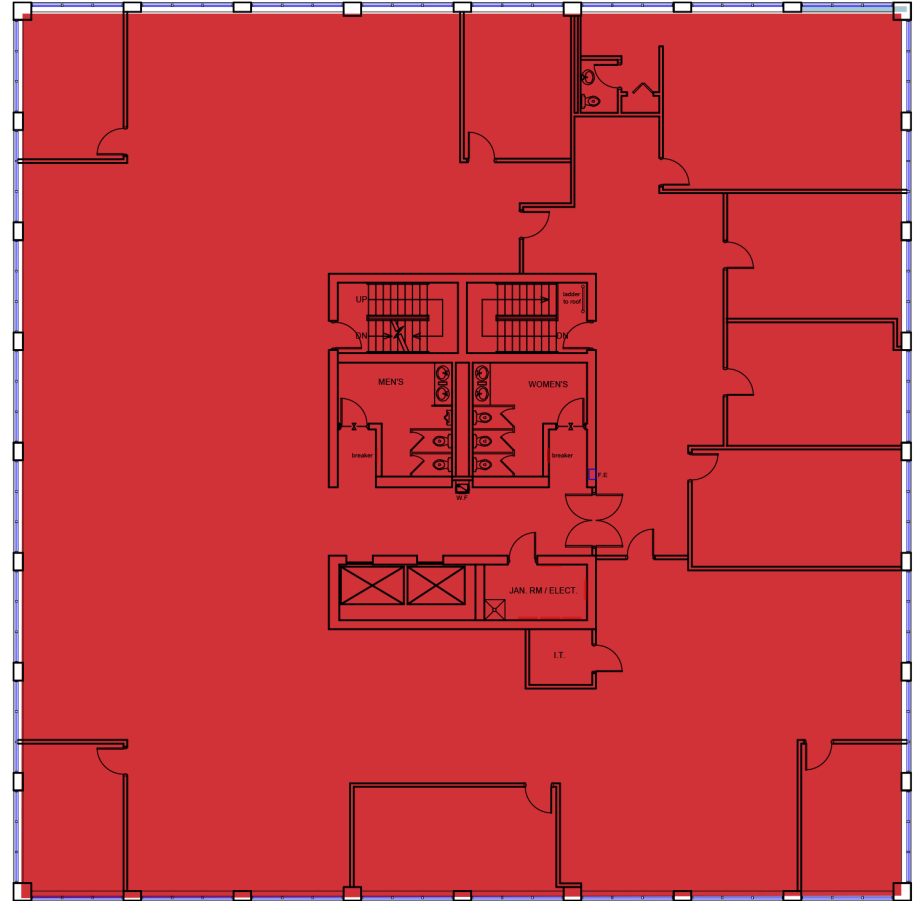
150 Tri-County Pkwy – Floor 4

AVAILABLE

FLOOR	SQFT
4	9,879

LEASED

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155 Tri-County Pkwy.

Total SF	42,923 SF
Largest Space	3,272 RSF
Smallest Space	1,077 RSF
Built In	1980
Rental Rate	\$12.95/SF

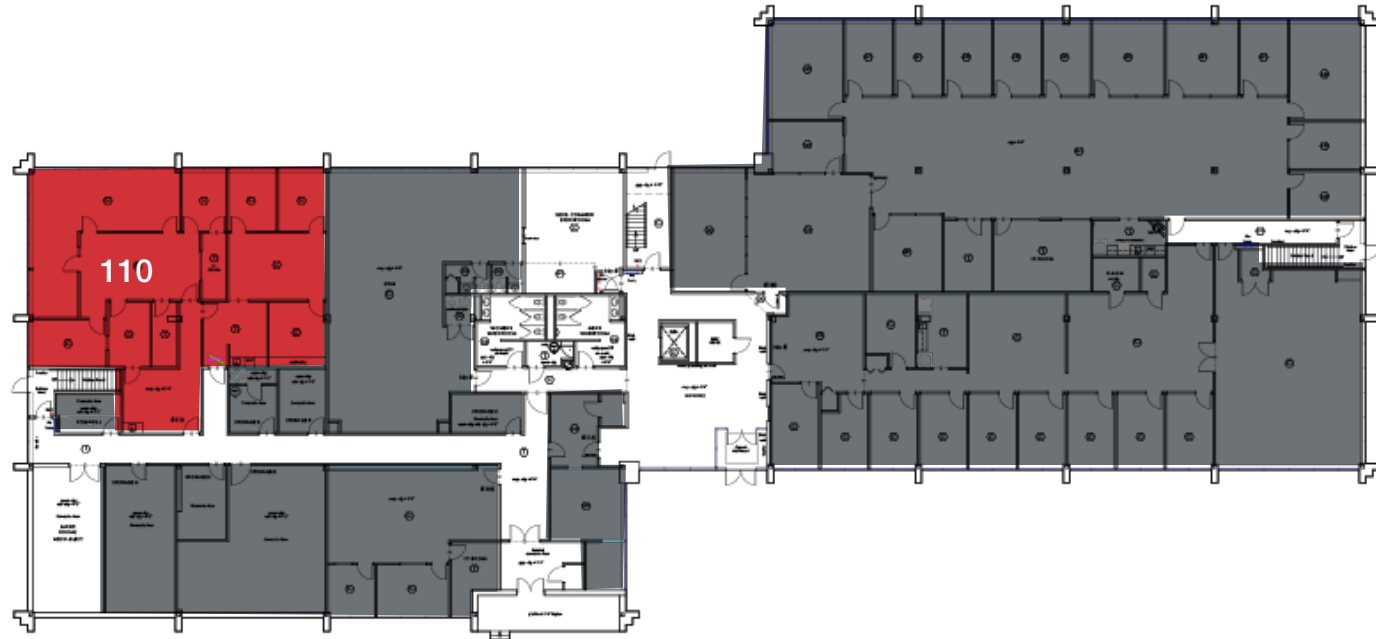
Features

- Professional Open Lobby
- 4.46/1,000 Parking Ratio
- Common Conference Room Available
- Attractive Office Space Finishes



155 Tri-County Pkwy – Floor 1

AVAILABLE	
SUITE	SQFT
110	2,987
LEASED	
AVAILABLE	



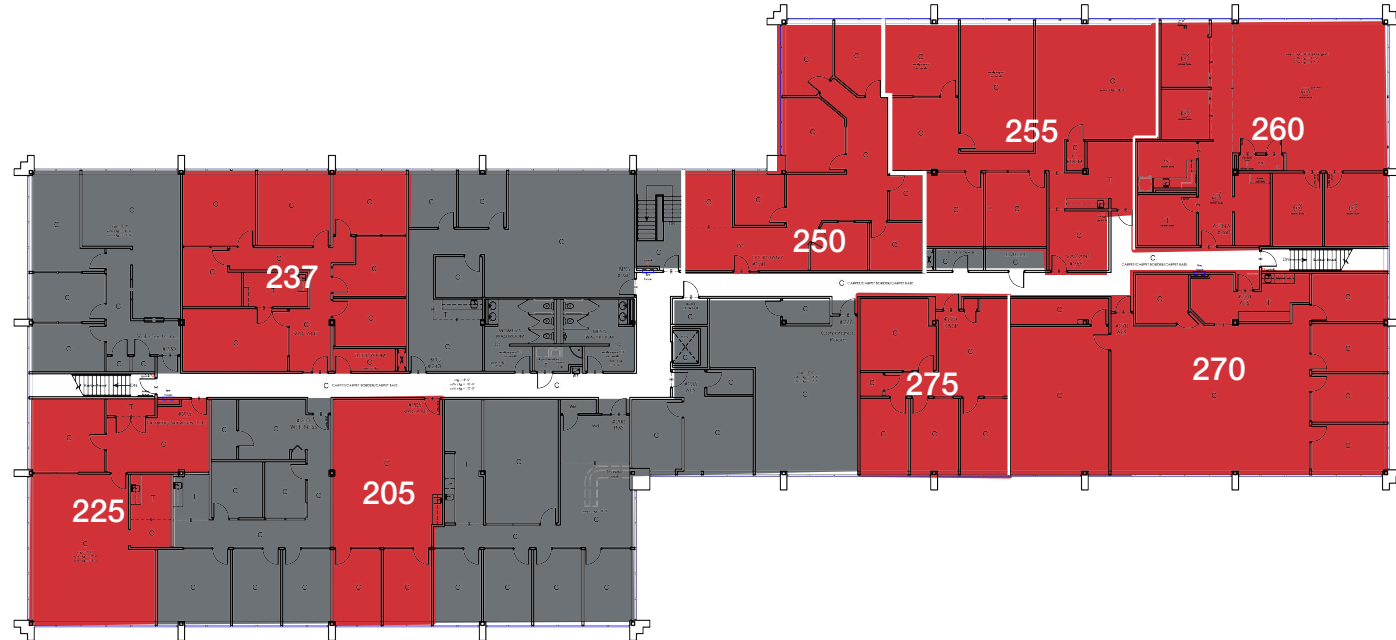
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155 Tri-County Pkwy – Floor 2

AVAILABLE		
SUITE	SQFT	VIDEO
205	1,077	
225	1,520	
237	1,944	
250	1,776	
255	2,557	
260	2,421	
270	3,272	
275	1,191	

LEASED

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175 Tri-County Pkwy. – Tri-County Business Park

Total SF	81,971 SF
Largest Space	30,872 RSF
Smallest Space	2,441 RSF
Built In	1975
Rental Rate	\$12.95/SF

Features

- Professional Large Lobby
- 4.94/1,000 Parking Ratio
- Common Conference Room Available
- Attractive Office Space Finishes



175 Tri-County Pkwy – Floor 1

AVAILABLE		
SUITE	SQFT	VIDEO
115	2,441	
140	2,355	
150/175	6,610	
LEASED		
AVAILABLE		



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175 Tri-County Pkwy – Floor 2

AVAILABLE

SUITE	SQFT
200	30,872

LEASED

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175 Tri-County Pkwy – Basement

AVAILABLE

SUITE	SQFT
10	5,269
15	216
20	1,903
25	1,686
30	1,045
35	398
40	2,115
45	2,320
50	1,770
60	1,133
65	3,428
70	291



LEASED

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RETAILER MAP

