

CROSSGATE Center

Lease
Opportunity

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Opportunity

Crossgate Center is an 80,000 SF two-story multi-tenant office building with easy access to I-270, SR-315 and US-23. Building amenities include a recently renovated interior and lobby, an open court yard for tenants' use, as well as a common area conference room and break room.



Crossgate Center

Features & Amenities

- Easily accessible from I-270, SR-315 and US-23
- Open area courtyard for tenants' use
- Parking ratio of 4/1,000 SF
- Recently renovated interior and lobby
- Surrounded by numerous hotels and a range of restaurants
- Common area conference room and break room available





Location

Crossgate Center is located within easy access to several major highways. Hotels, shopping and restaurants are all just minutes away.



Rentable Areas (APPROX)

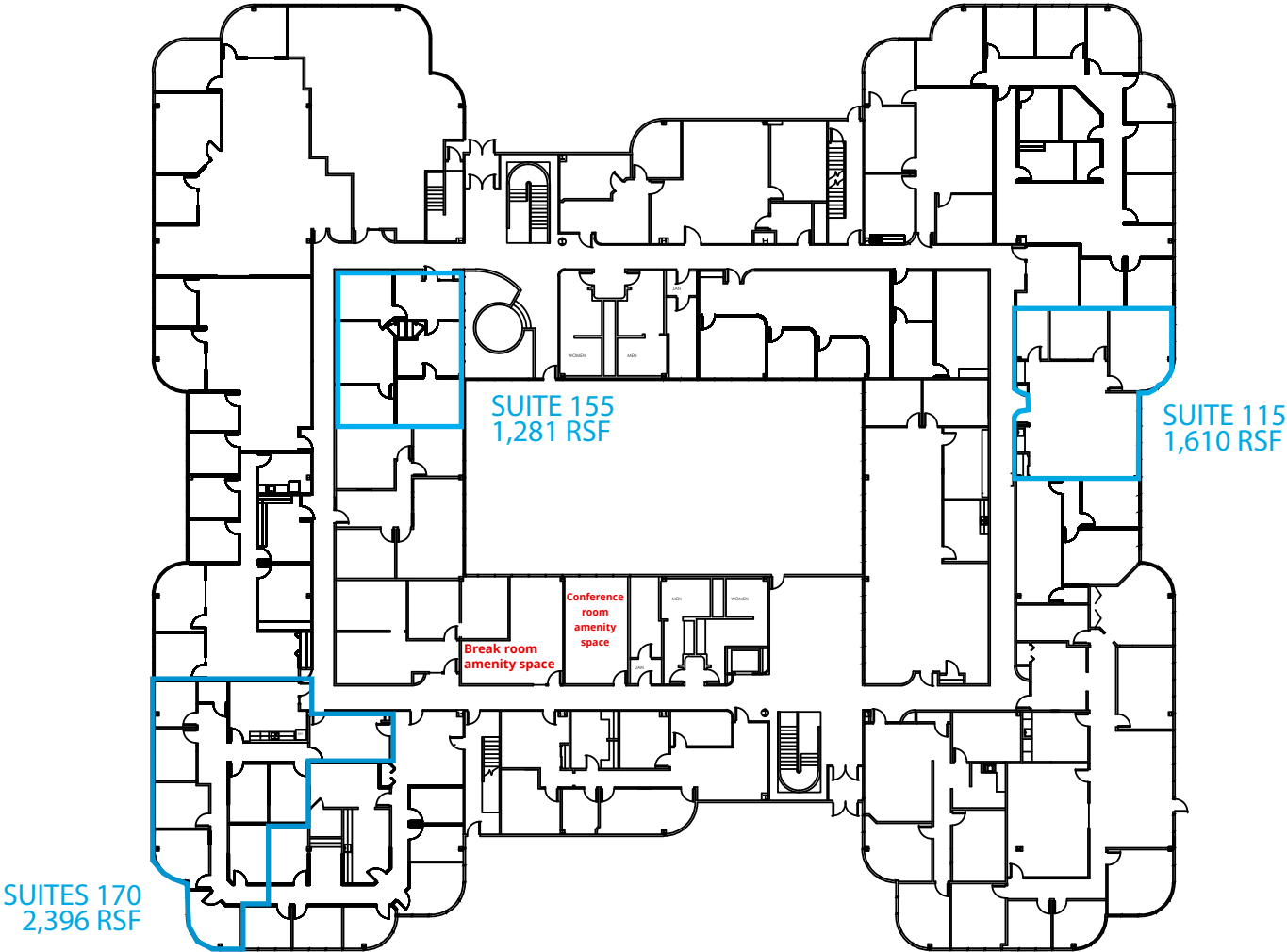
Suite 115	1,610 SF	Small suite with private offices and open workspaces
Suite 155	1,281 SF	Small suite with private offices and open workspaces
Suite 170	2,396 SF	8 private offices with large reception, break room and rear egress
Suite 208	1,964 SF	Corner suite with private offices
Suite 260	2,940 SF	Dense build-out with private offices and reception
Suite 285	1,182 SF	Small suite with private offices and courtyard views

Basic Lease Rate

\$18.25 FSG

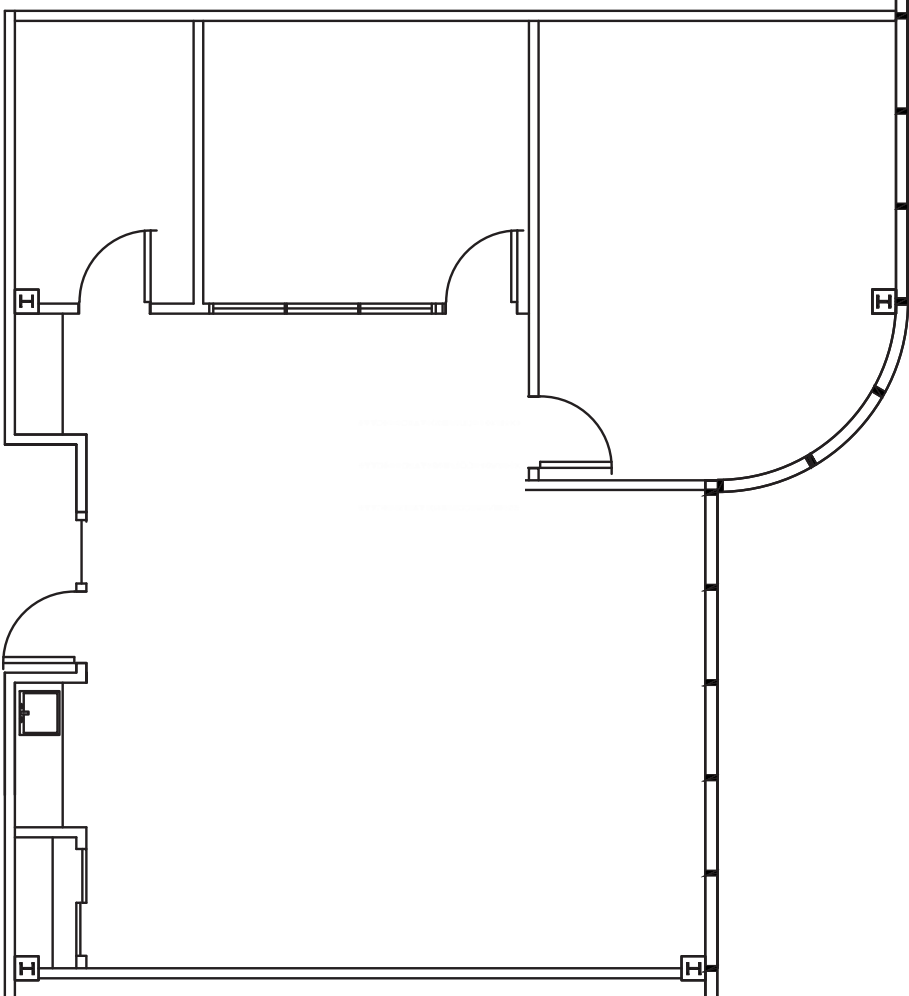
Floor Plans - Crossgate Center

First Floor



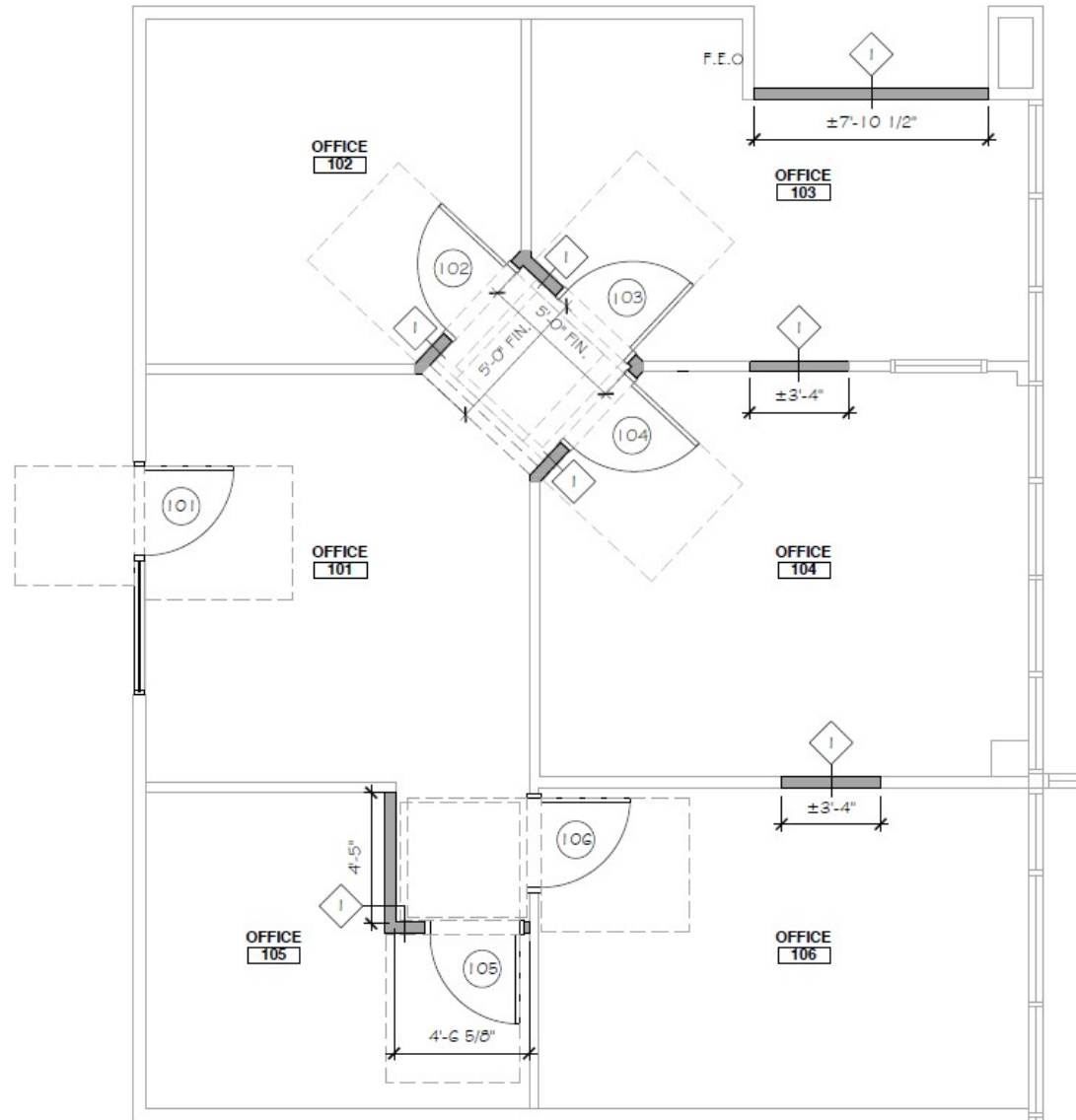
Floor Plans - Crossgate Center

Suite 115 - **1,610 RSF**



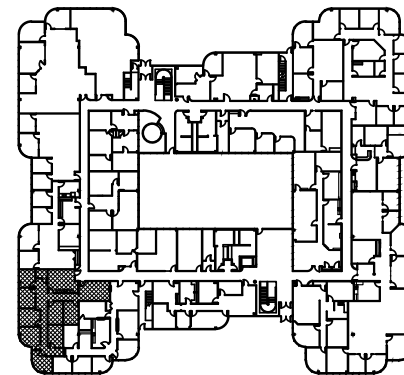
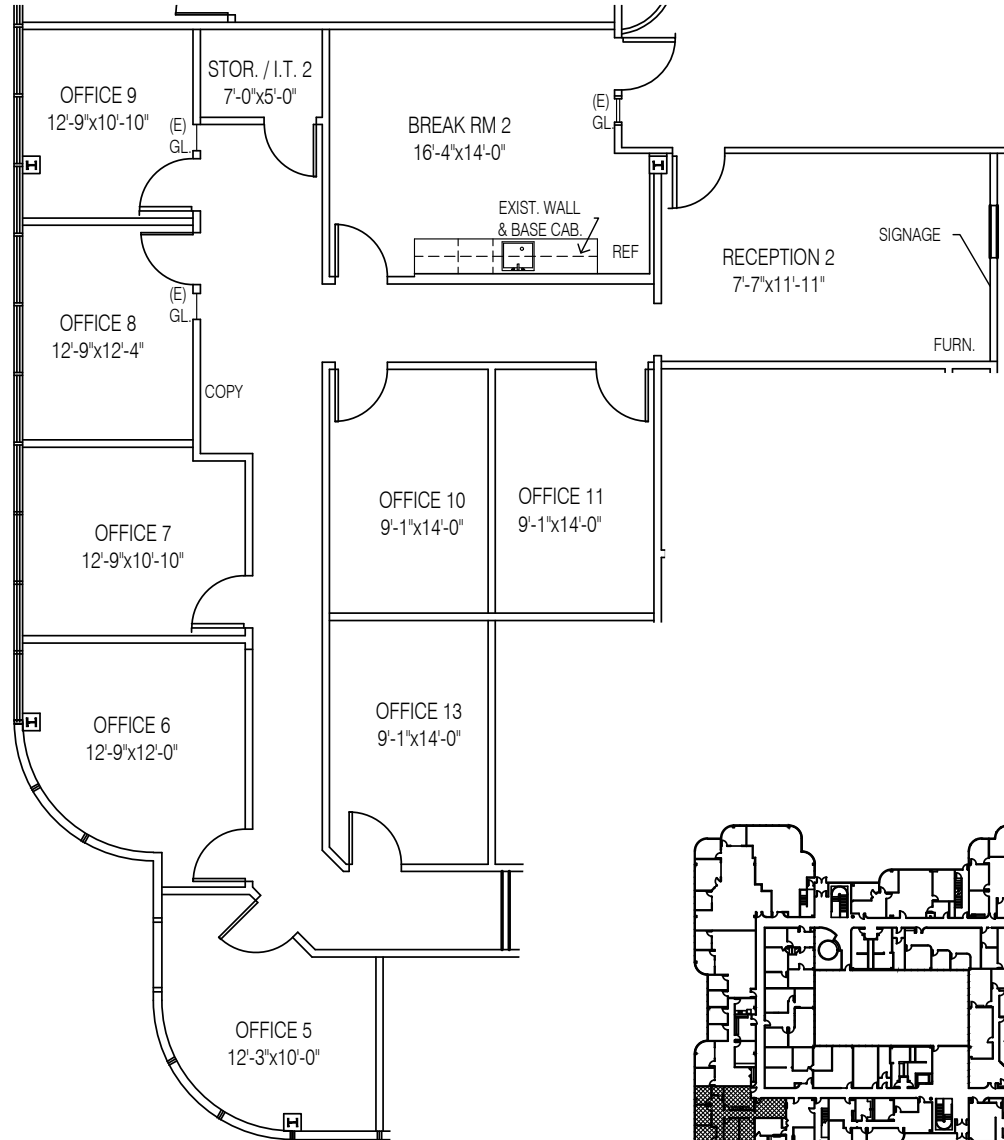
Floor Plans - Crossgate Center

Suite 155 - 1,281 RSF



Floor Plans - Crossgate Center

Suite 170 - 2,396 RSF



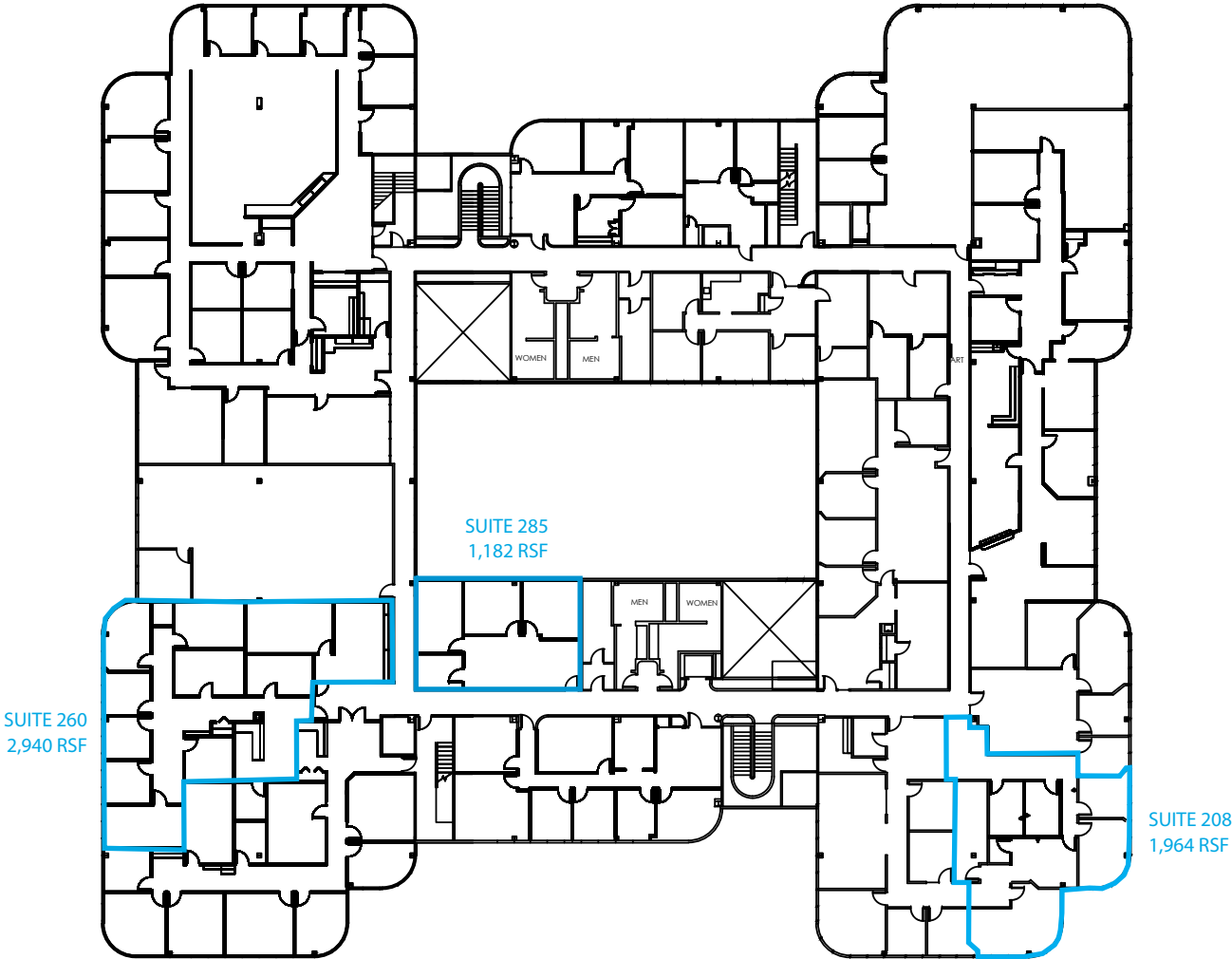
N building key plan

First Floor

N.T.S.

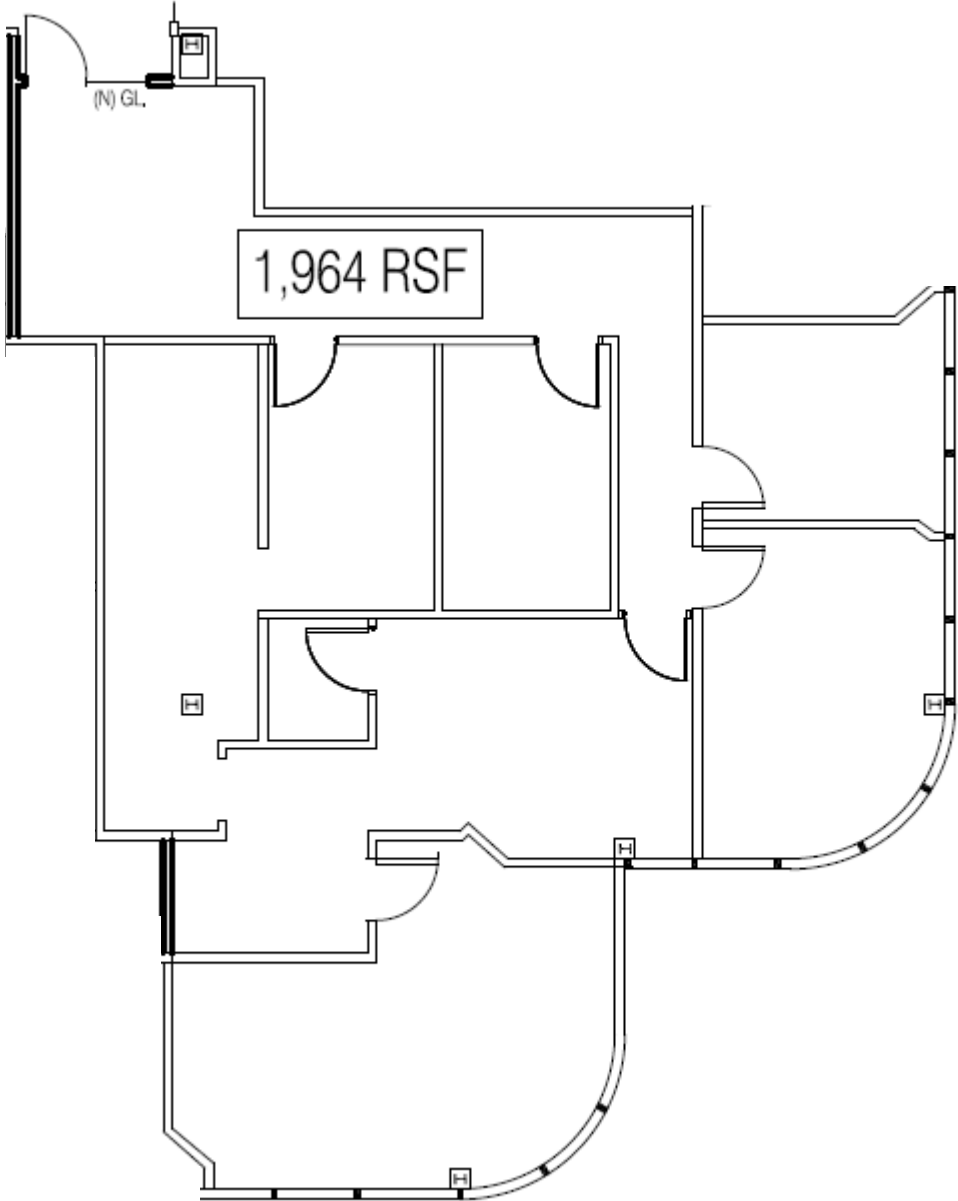
Floor Plans - Crossgate Center

Second Floor



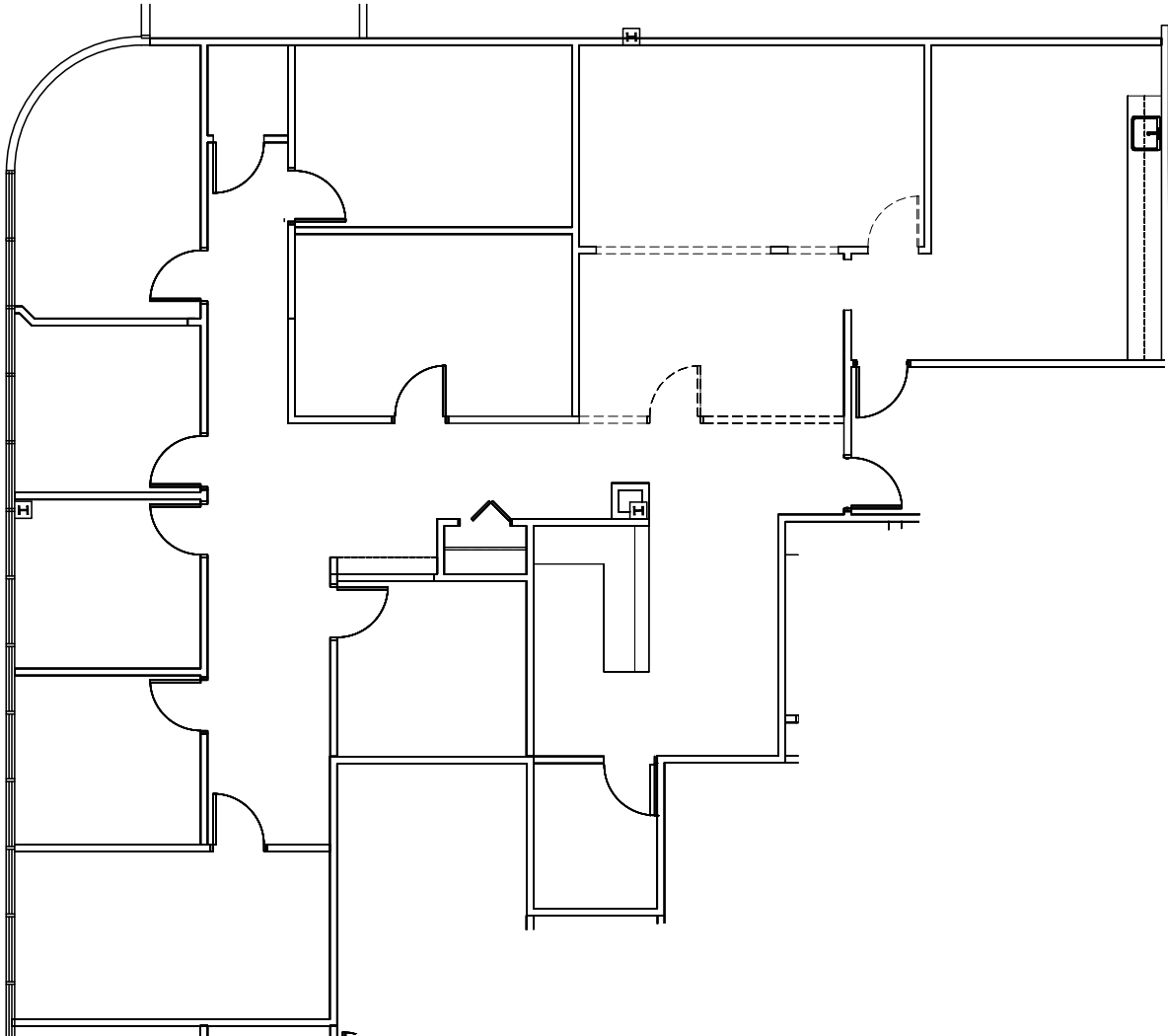
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Suite 208 - 1,964 RSF



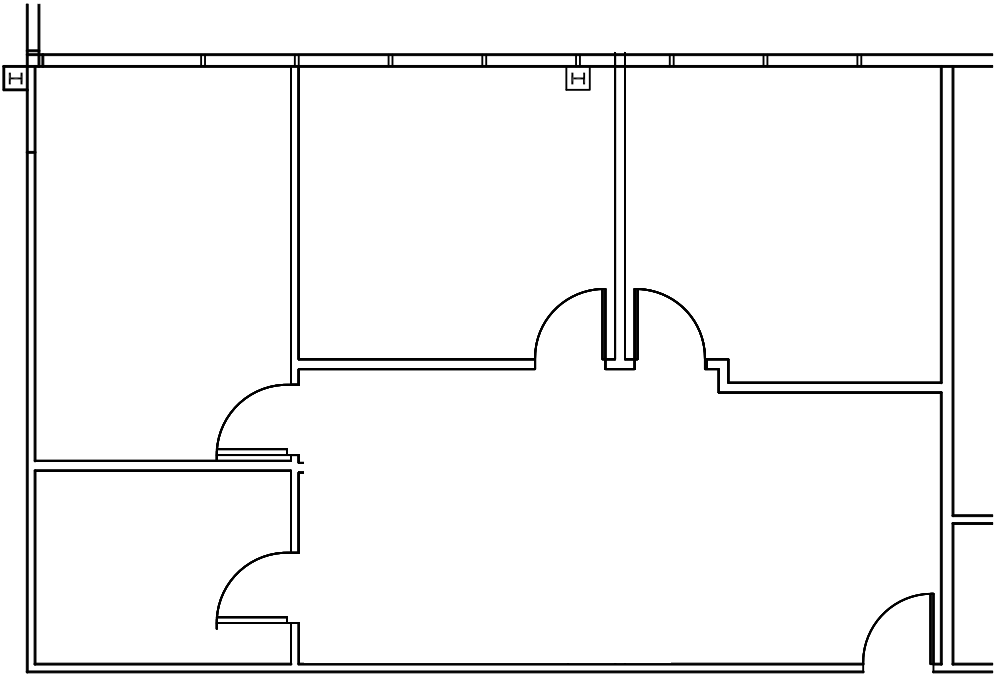
Floor Plans - Crossgate Center

Suite 260 - 2,940 RSF



Floor Plans - Crossgate Center

Suite 285 - 1,182 RSF



Property Photos



CROSSGATE Center

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