



OAP Vacancies

LEASING INFORMATION

Landlord:	BGK Integrated TIC Management, LLC
Management:	Latter & Blum Property Management
Year Built:	1974
Year Renovated:	2003
Exterior Construction:	Steel Construction with Glass Exterior
Condition of Space:	Excellent
Loss Factor:	15.29% - Multi Tenant Floors 7.44% - Single Tenant Floors
Quoted Rent per RSF:	\$20 – 24 Per Rentable Square Foot
Operating Expenses per RSF:	\$7.93
Real Estate Taxes per RSF:	\$1.08
Utilities:	Included (gross lease)
Improvement Allowance:	Negotiable

Total RSF: 333,306 SF

Floors: 24

Floor Size: 14,378 +/- SF

*Contiguous floors can be combined

Parking: 1/1,000 RSF @ approximately \$100 per space per month

Security: 24 hour courtesy guard, gated parking access after hours, cameras, covered parking

Amenities: Full service bank, ATM, on-site management, janitorial service, in-house restaurants

Sub Level	S130	7,398 RSF	Storage Space
Plaza	Suite 150	4,884 RSF	Available Immediately
Plaza	Suite 160	6,299 RSF	Available Immediately
6 th Floor	Entire Floor	14,183 RSF	Available Immediately
7 th Floor	Suite 750	9,380 RSF	Available Immediately
8 th Floor	Suite 805	915 RSF	Available Immediately
8 th Floor	Suite 840	1,931 RSF	Available Immediately
10 th Floor	Suite 1040	960 RSF	Available Immediately
15 th Floor	Suite 1540	791 RSF	Available Immediately
16 th Floor	Suite 1640	3,366 RSF	Available December 2015

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