

# TWO FOREST PLAZA

## 12201 Merit Drive

### YEAR BUILT

1981

### BUILDING SIZE

11 stories, 196,215 rentable square feet

### BASE RENTAL RATE

\$14.00 NNN

### EXPENSES

2023 expenses estimated to be \$9.20/RSF

2023 electricity estimated to be \$1.70/RSF

### BUILDING HOURS

Monday - Friday: 8:00 a.m. - 6:00 p.m.

Saturday: 8:00 a.m. - 1:00 p.m.

### PARKING

3.5/1,000 overall parking ratio

### Amenities

-  Office and medical space available
-  6-level covered parking garage
-  On-site property manager
-  On-site security guard
-  Conference center
-  Visitor surface lot
-  Fitness center

### FOR LEASING INFORMATION:

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EXTERIOR



ELEVATOR CORRIDOR



LOBBY

