



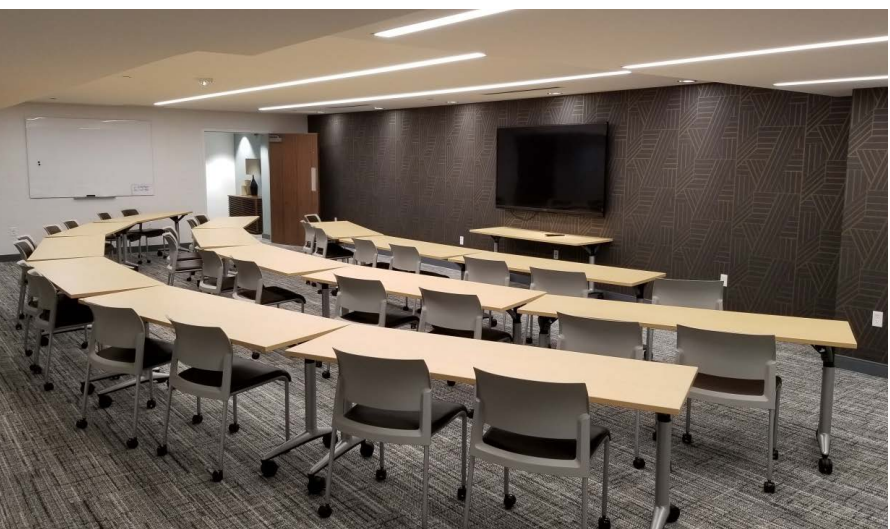
**PROPERTY OVERVIEW**

- Convenient access to Hwy. 55, Hwy. 169 & I-394
- Attractive three-story atrium
- Extensive renovations throughout
- New 36 person training room
- Close and convenient surface parking and underground heated parking available
- Parking ratio of 4.66/1000 sq. ft.
- Three stories, 81,832 rentable sq. ft.
- Adjacent amenities include: Doolittle's Woodfire Grill, D'Amico & Sons, Einstein Bros. Bagels, Chipotle, Noodles & Company, Leeann Chin and Starbucks Coffee
- Available Vacancies:
  - Suite 225 ..... 4,573 RSF (avail. 9/1/2024)
  - Suite 325 ..... 11,729 RSF
- Quoted Net Rate ..... \$17.00 PSF
- Operating Expenses & Taxes (2024 est.):
  - Operating Expenses ..... \$ 7.57 PSF
  - Taxes ..... \$ 4.31 PSF
  - Total ..... \$11.88 PSF

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