

**AVAILABLE FOR LEASE**

4050 PREMIER DRIVE

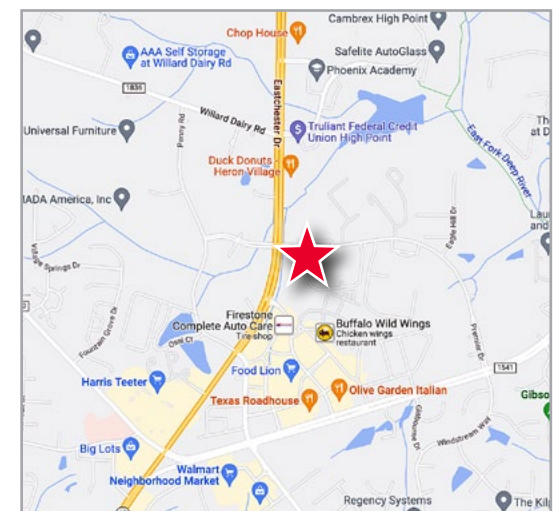


4090 PREMIER DRIVE



## Property Highlights

- **TWO BUILDINGS**  
**TOTALING 103,789 SF**
- Located in the airport submarket, ideal for office, biotechnology or medical users
- Unique opportunity to lease flex/office space that is conditioned with dock high access for multiple uses
- Excellent location along Highway 68 with close proximity to I-40, I-73, Wendover Ave & PTI Airport.
- Built in 1997 (Renovated in 2018 & 2022)
- Updated common areas and restrooms with new finishes, furniture and fixtures
- On-site Fitness Center exclusive to tenants
- Tenant signage available
- Zoned CP - Corporate Park
- Hotels, restaurants, banks and retail amenities nearby
- Parking Ratio: +/- 4.5/1,000 (expandable)



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**4050 PREMIER DRIVE RENOVATED LOBBY**



**4090 PREMIER DRIVE RENOVATED LOBBY**



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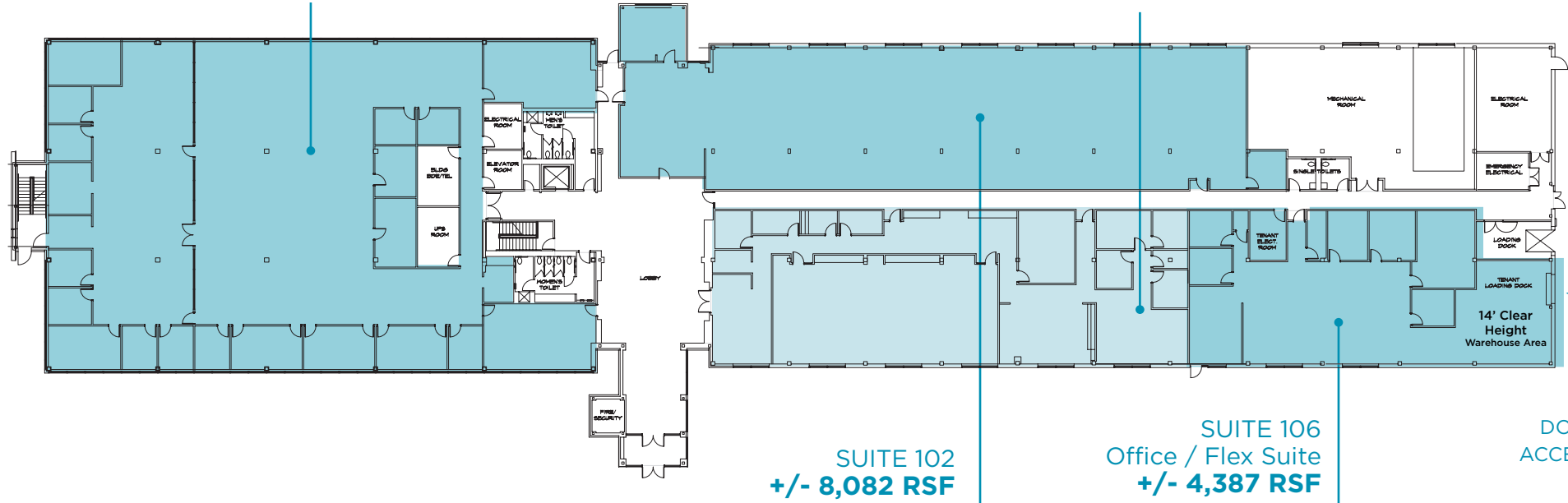
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**4050 PREMIER DRIVE**

1st Floor - Availability / Test Fit Example

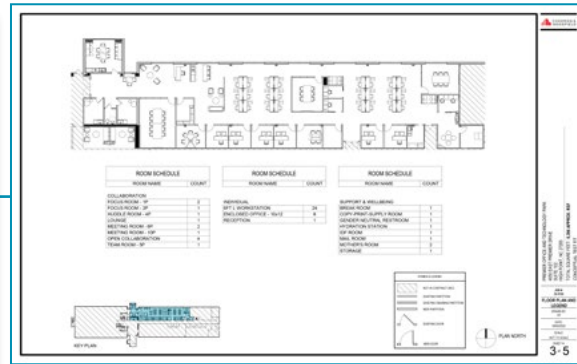
**SUITE 100**  
**+/- 13,659 RSF**

**SUITE 104**  
**+/- 6,384 RSF**



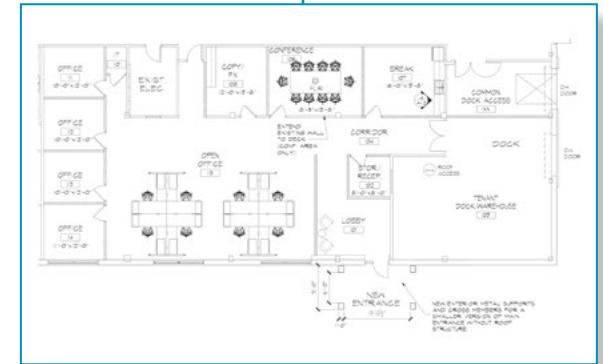
**TEST FIT EXAMPLE**

[CLICK HERE TO VIEW THE 3-D WALK-THROUGH](#)



**TEST FIT EXAMPLE**

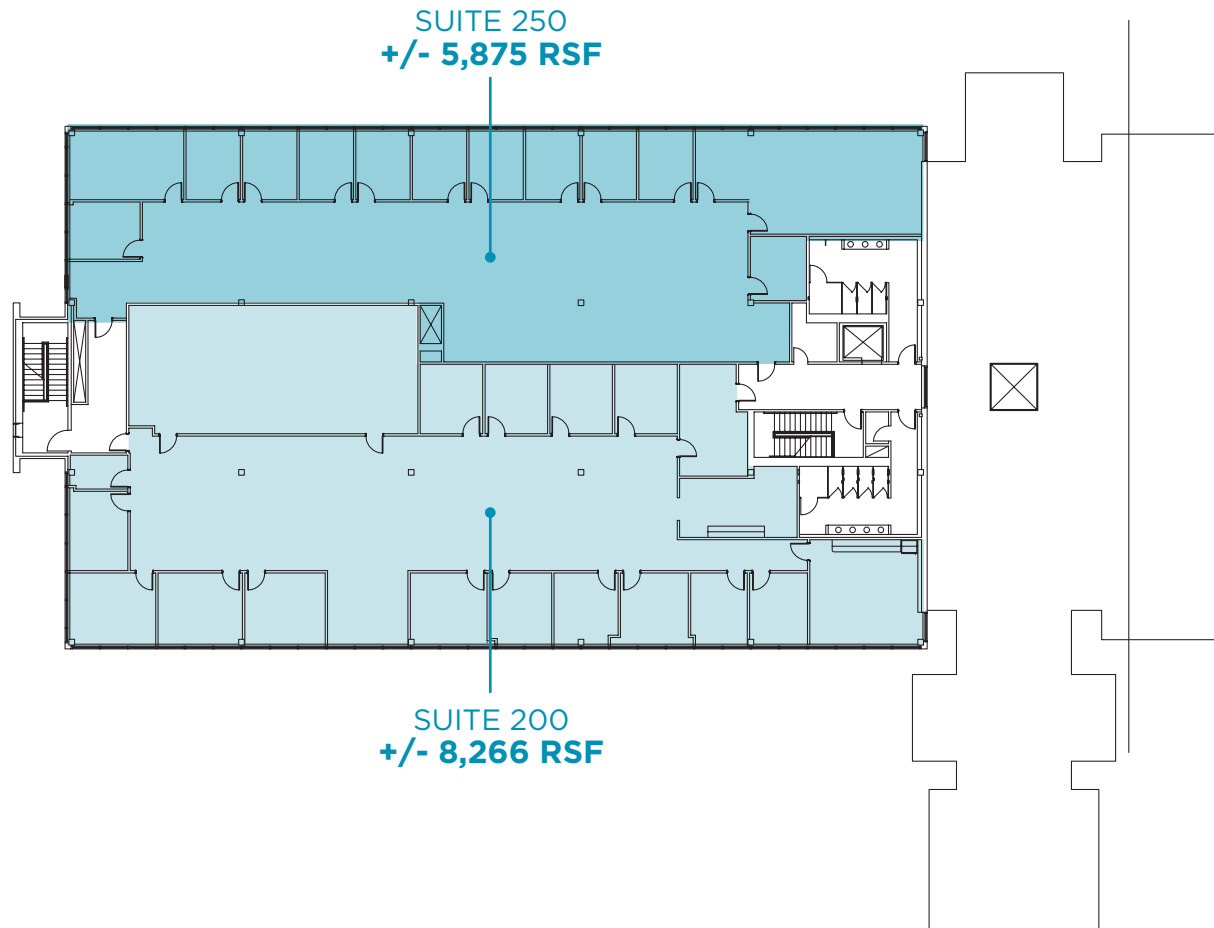
[CLICK HERE TO VIEW THE FULL .PDF](#)



**TEST FIT EXAMPLE**

[CLICK HERE TO VIEW THE FULL .PDF](#)

**4050 PREMIER DRIVE**  
2nd Floor - Availability



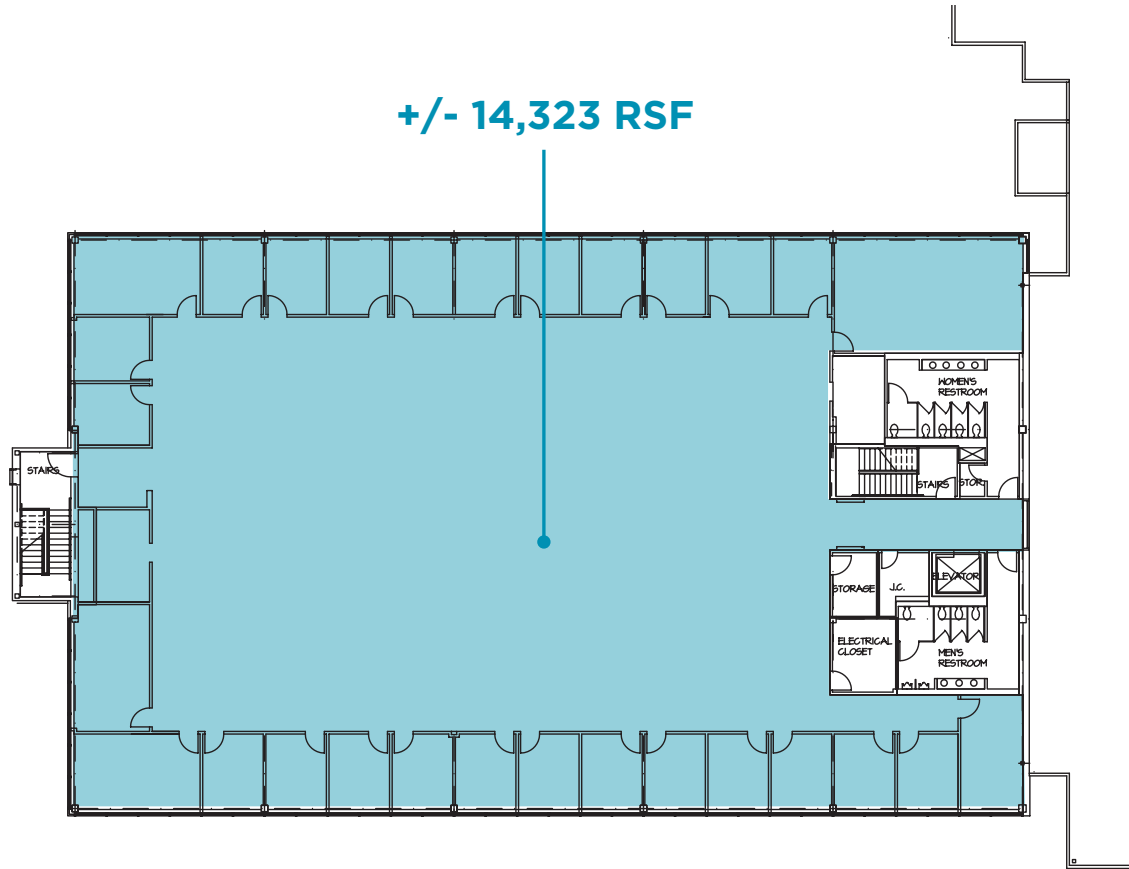
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2nd Floor - Availability

**+/- 14,323 RSF**



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**COURTYARD RECREATION AREA**



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