



CORTEDELNOGAL



ASSET PROFILE



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PROPERTY FEATURES

TOTAL SQUARE FEET	\pm 11,840 SF; Potentially Divisible
BUILDING DESCRIPTION	Professional Office/Flex Building
STORIES	Two Story Free Standing
YEAR BUILT	2004
VEHICLE PARKING	4/1,000 (44 unreserved spaces)
BUILDOUT	High Quality Improvements
FEATURES	Extensive Glass Line
ELEVATOR	Yes
LEASE RATE	\$1.99 IG
SUBLEASE	Through June 30, 2026



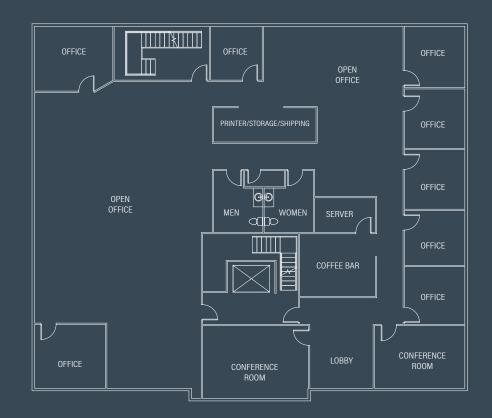


FLOOR PLANS



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FIRSTFLOOR ±5,017SF

SECONDFLOOR ±6,823SF

LOCATION



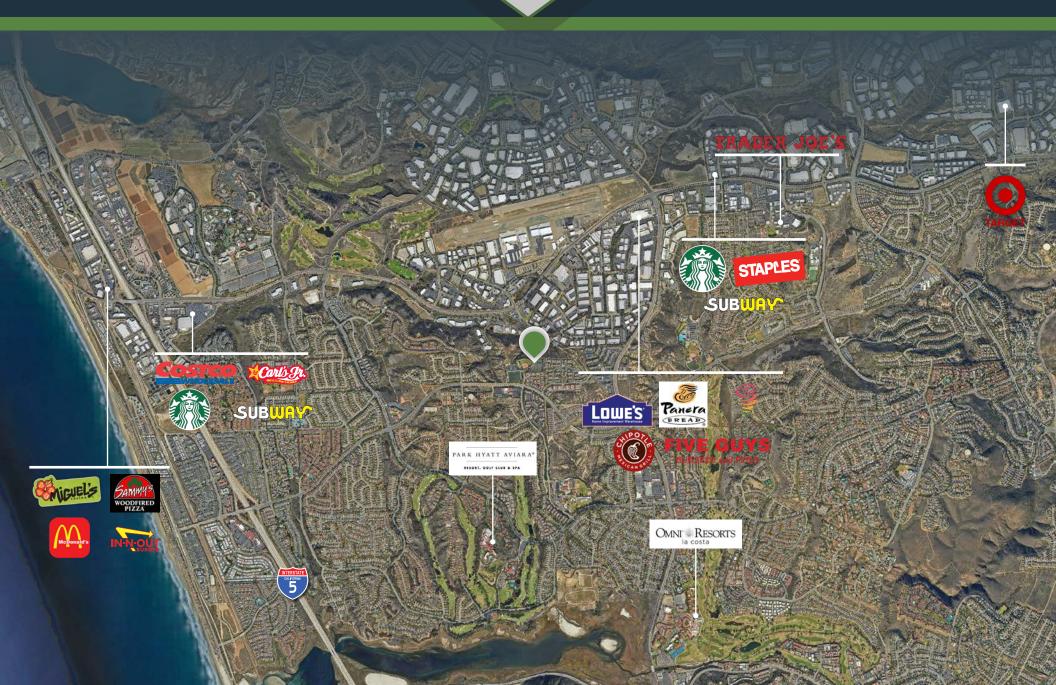
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AMENITIES



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