



## FOR LEASE

FREESTANDING ±67,912 SF R&D BUILDING



# **BUILDING HIGHLIGHTS**





±67,912 SF Freestanding



**R&D** Building



Reverse-Commute Benefits



Grade and Dock Loading

Located Across from the Plex



3.1/1,000 Parking Ratio

Heavy Power: 3,000A @ 277/480V



Located in Edenvale **Industrial Park** 



Great Access to Hwy 101 and 85

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## **FLOOR PLAN**

# **B45**

#### 1<sup>s⊤</sup> FLOOR



## **FLOOR PLAN**

#### 2<sup>ND</sup> FLOOR

- > ±28,873 SF Office/R&D Full Floor Space
- $\rangle$  Potentially Divisible to ±12,000 SF
- Mix of Open Office, Conference Rooms, Private Offices, and Break Room
- Multiple Engineering Labs with VCT Flooring
- Restrooms with Showers
- **Elevator Served**





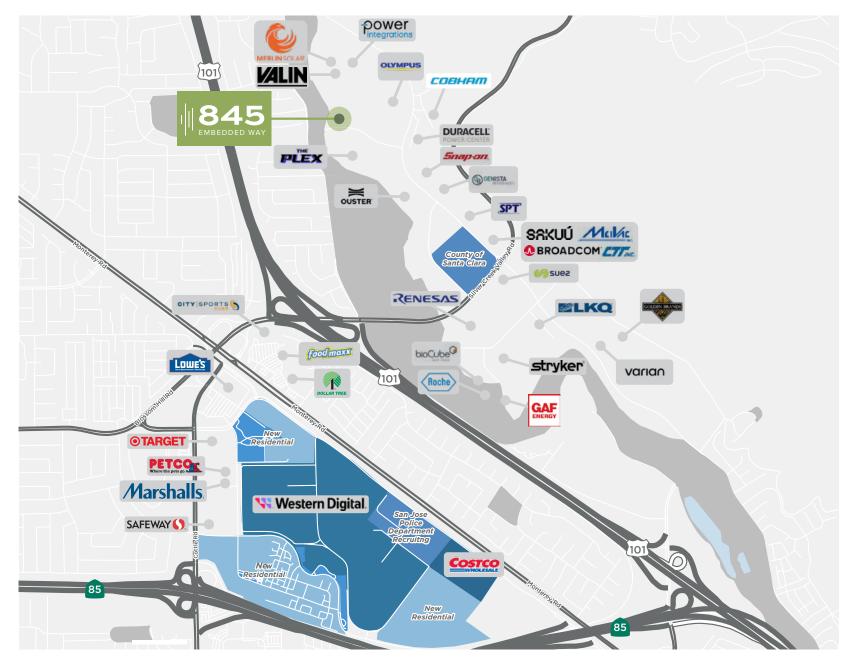


#### **PHOTO GALLERY**



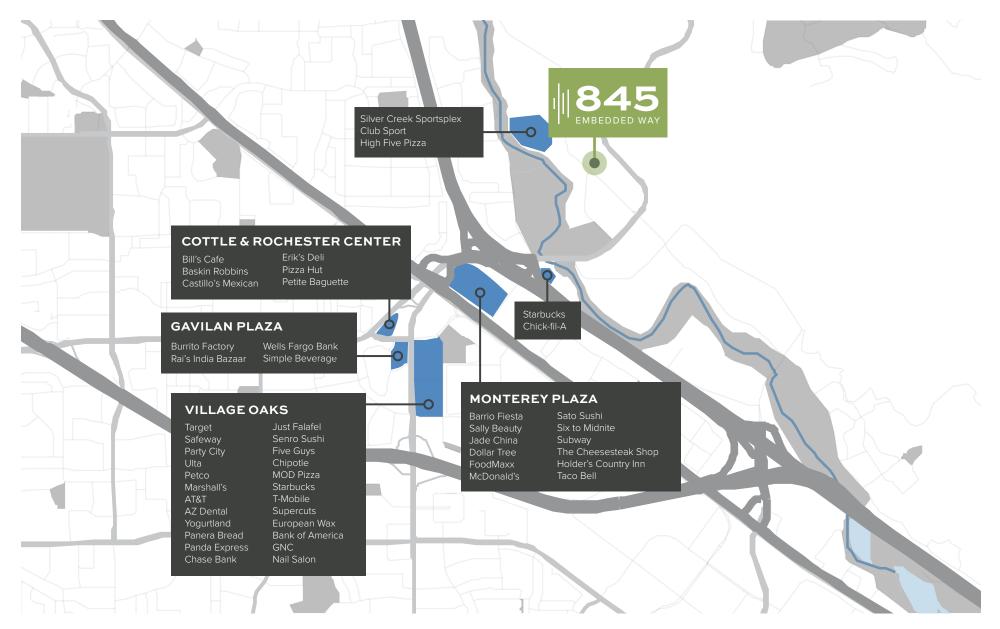
## **EDENVALE NEIGHBORHOOD**





### **AMENITIES MAP**





## **TRANSPORTATION MAP**







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