

FOR SALE & LEASE



Property Highlights

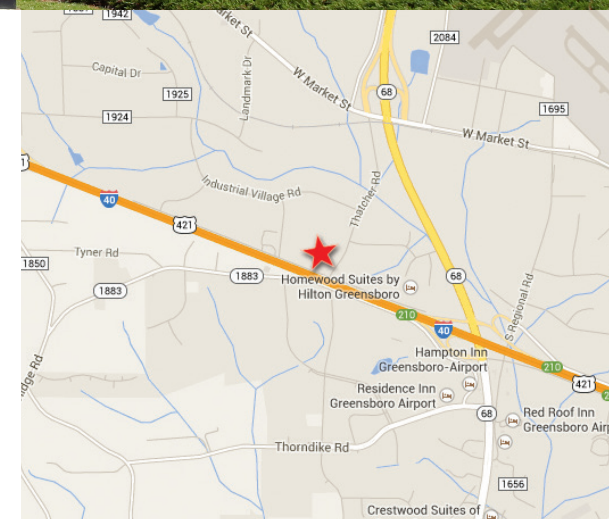
131,975 +/- SF Class A Office Building

- Sale Price: \$7,500,000
- Lease Rate: \$18.50/SF Full Service
- Potential for full building availability
- Built in 1996
- 18.23 Acres
- On-site security
- Flexible / open floor plans
- Upgraded HVAC and controls
- Exterior is polished granite and glass curtain walls
- Three (3) passenger elevators and one (1) freight elevator
- 2,000 amp main panel with back-up generator for electrical
- Highly visible signage opportunities
- Currently 747 parking spaces (5.6 / 1,000), with the ability to add +/- 125 parking spaces
- One (1) loading dock with covered staging area

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Property Photos

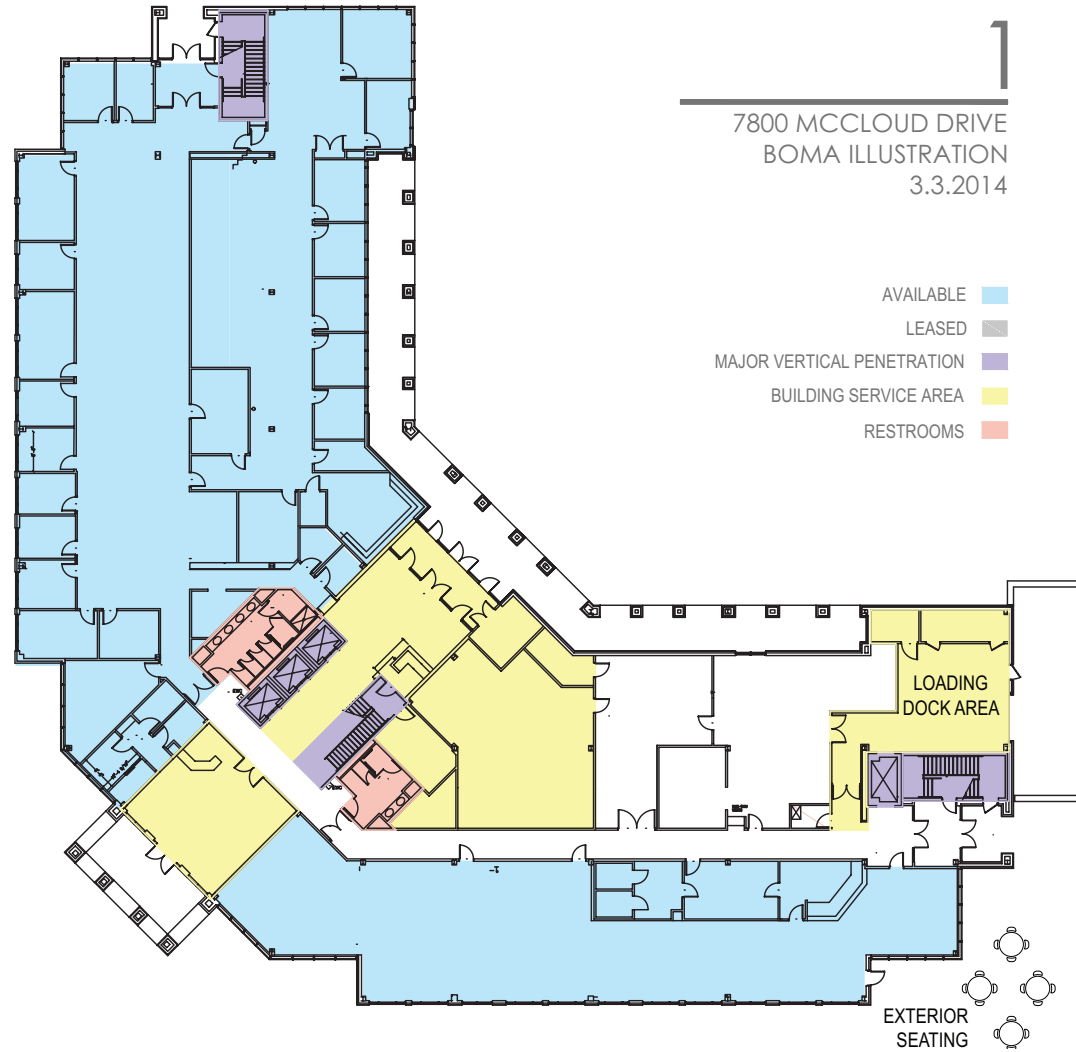


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1st Floor: +/-15,718 RSF

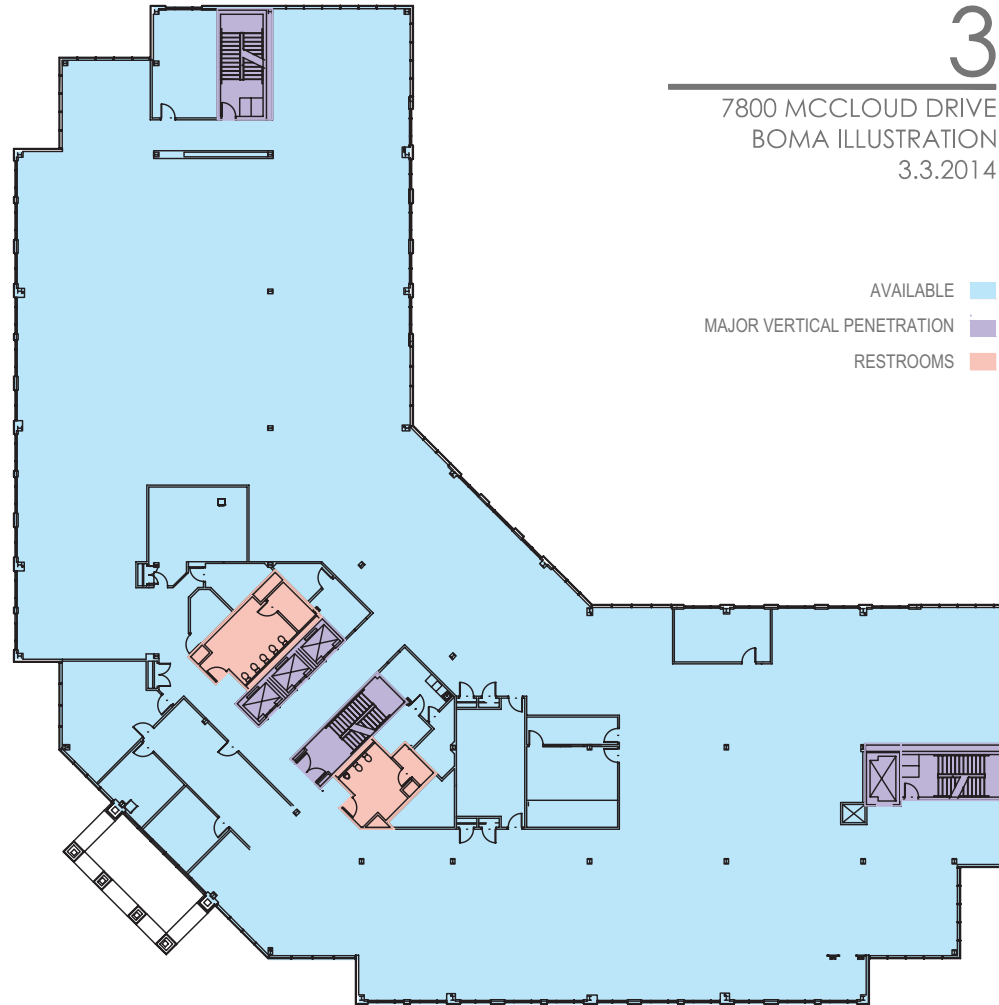


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3rd Floor: 27,503 RSF



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7800 MC CLOUD DRIVE
BOMA ILLUSTRATION
3.3.2014

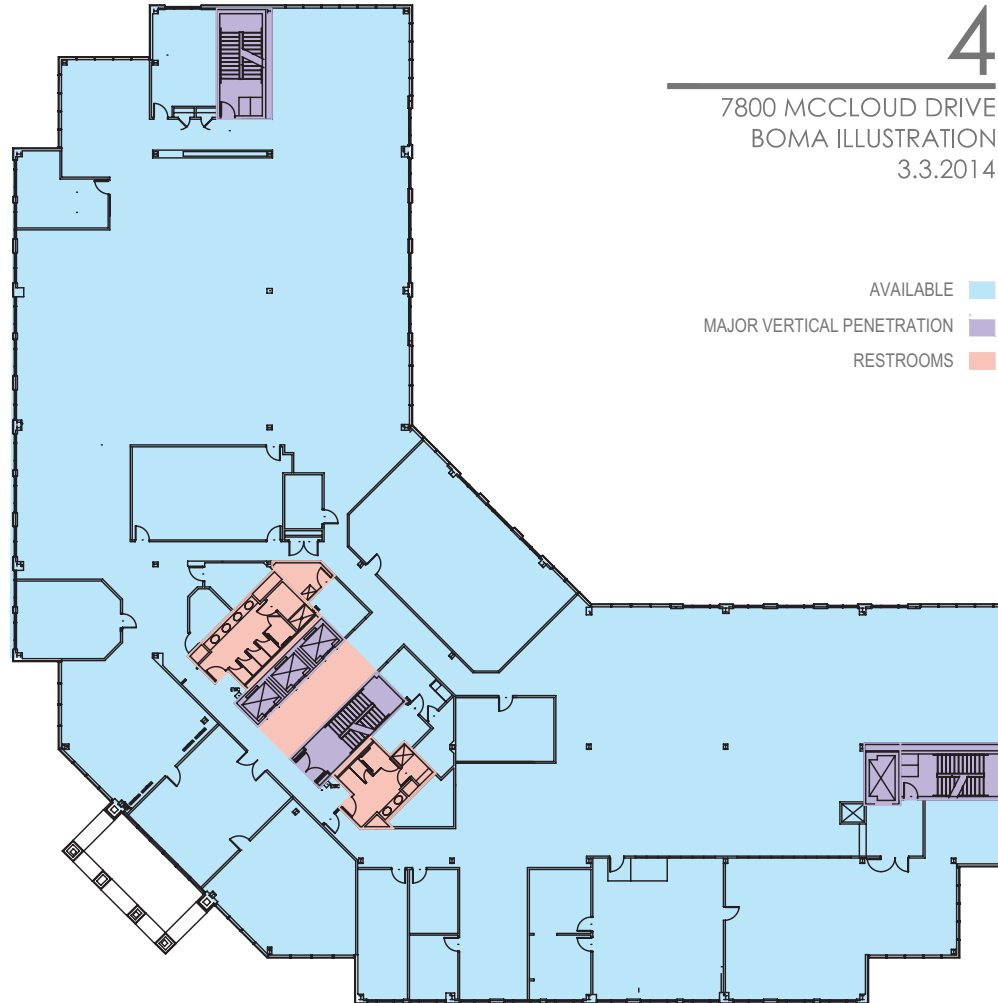
AVAILABLE ■
MAJOR VERTICAL PENETRATION ■
RESTROOMS ■

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4th Floor: 27,503 RSF



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7800 MC CLOUD DRIVE
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5th Floor: 25,574 RSF



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