



## PROPERTY OVERVIEW

- Near northwest intersection of I-494 & Hwy. 55
- Three stories, 85,232 SF
- Built in 1999
- Building Features:
  - New tenant lounge and building conference area which includes a grab-n-go vending area
  - Main lobby has been renovated which includes new break-out collaboration areas
  - Executive underground parking available
- Area Amenities:
  - Child Care
  - Retail Shops
  - Conference Center
  - Hotels
  - Restaurants
- Located on quiet wooded setting

## BUILDING FEATURES

- Quoted Net Rate ..... \$17.00 PSF
- Operating Expenses & Taxes (2023 estimate):
  - » Operating Expenses ..... \$ 7.44 PSF
  - » Taxes ..... \$ 4.01 PSF
  - » Total ..... \$ 11.45 PSF
- Available Vacancies:
  - » Suite 140..... 1,373 RSF
  - » Suite 180..... 2,048 RSF
  - » Suite 210..... 4,988 RSF

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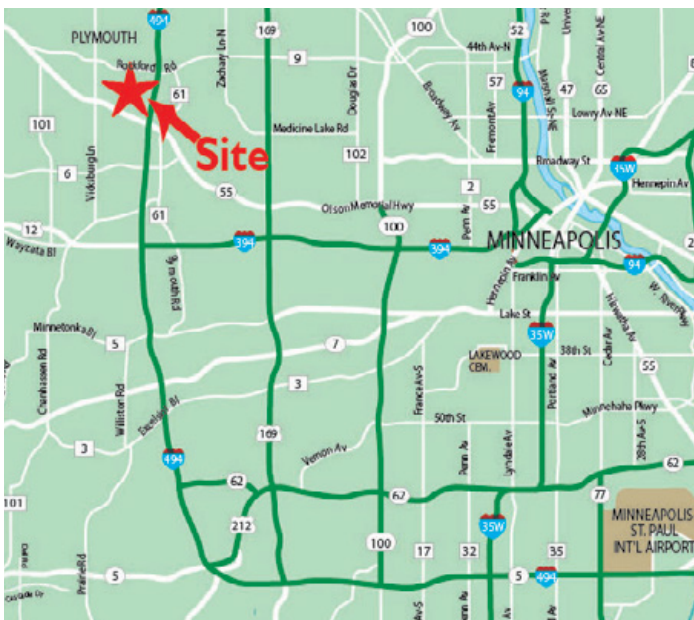
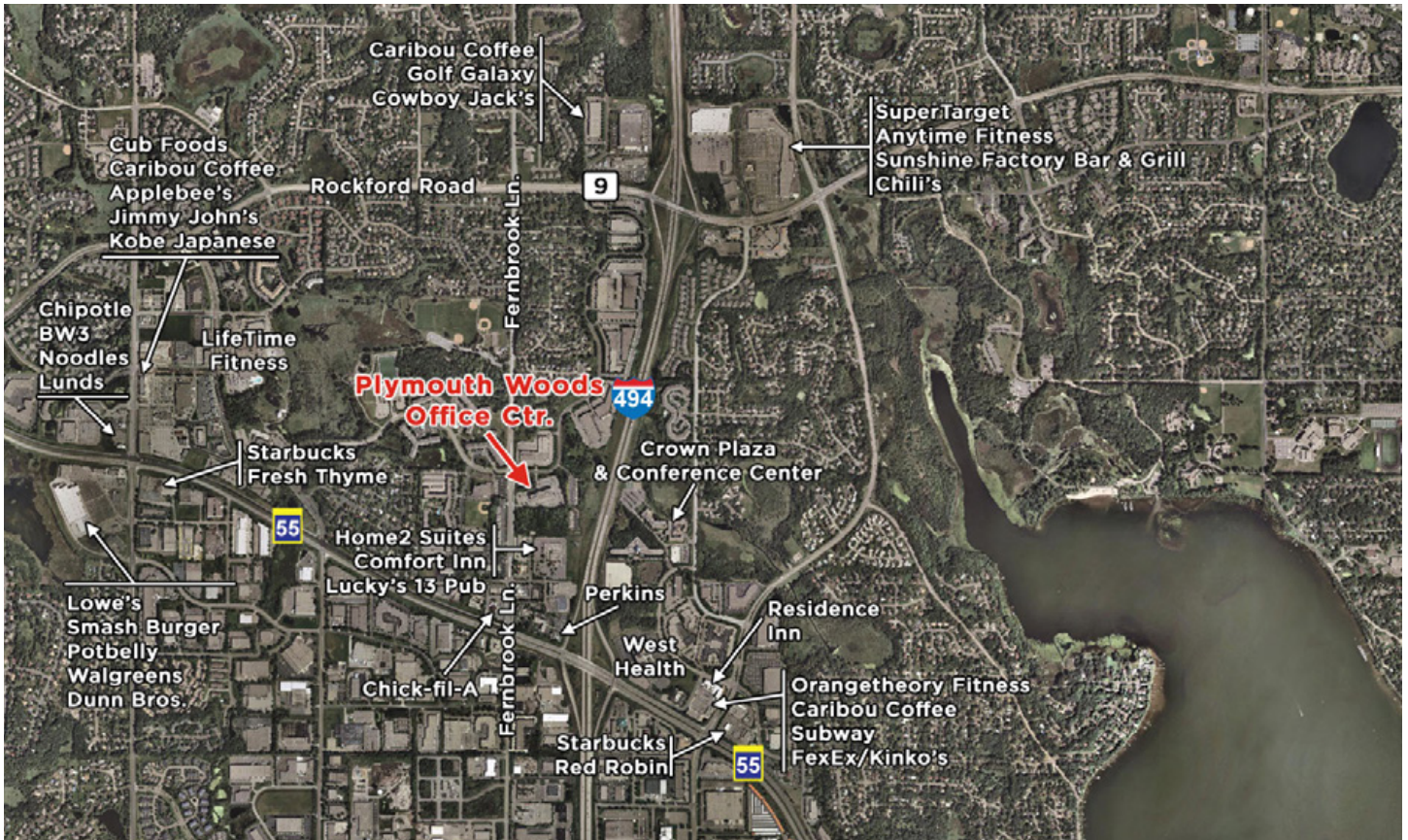
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# Plymouth Woods Office Center

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