

PLUG & PLAY OFFICE SPACE


48,673 RSF Turnkey Office Space

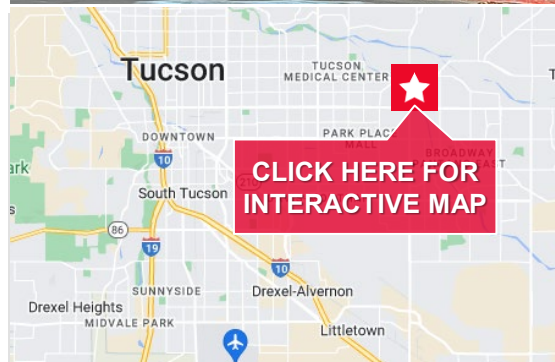
Sublease Rate: \$11.00 NNN (currently \$5.12) per RSF

Property Highlights

- Complete Turnkey Solution
- Flexible Lease & Term Footprint
- Prominent Frontage on Speedway Boulevard
- Building & Monument Signage Opportunities
- Direct Access to the Chuck Huckleberry Loop
- Walking Distance to Many Restaurants and Amenities
- Ample Street Parking Around the Building
- Flexible Demising Options; Up to 619 Workstations
- Redundant Power Available through Backup Generator
- Existing Network Carriers include COX & AT&T

Property Details

Lease Term	August 31, 2027
Possession	Immediate
Parking	Covered: 76, Surface: 116



For more information, please contact:

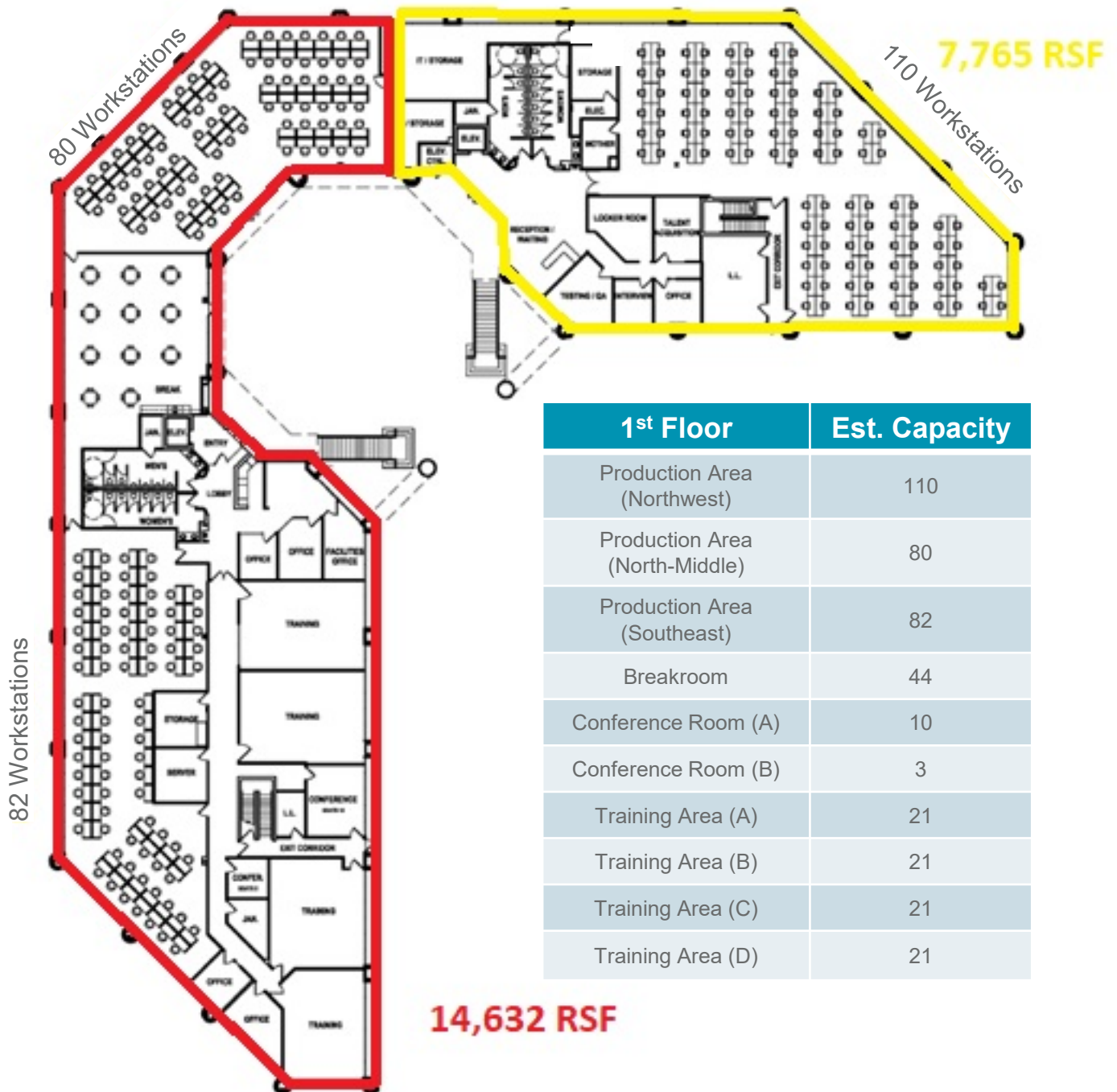
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3/1/2023

Floor Plan – Level 1
22,397 SF
272 Workstations

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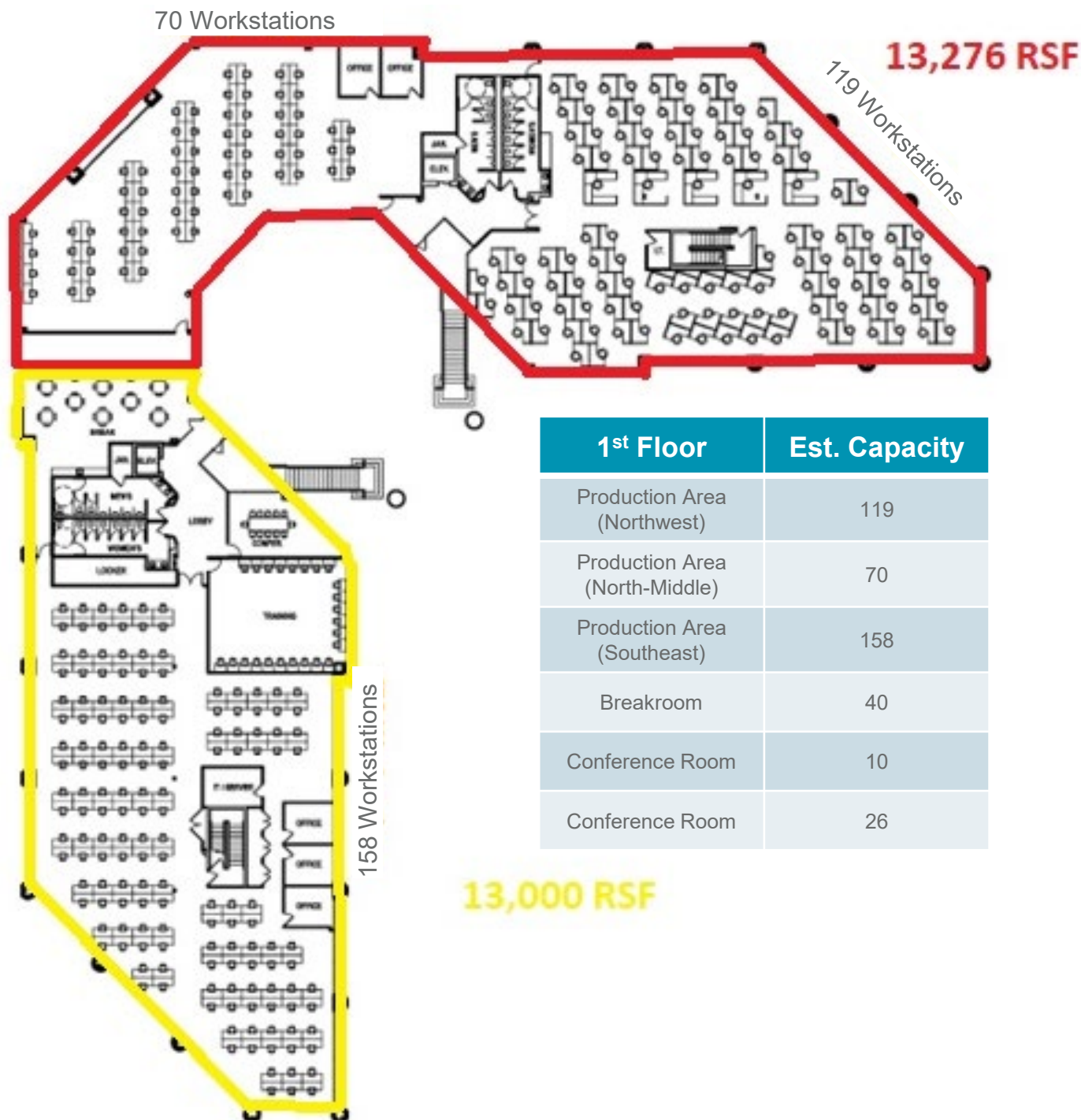


Floor Plan – Level 2

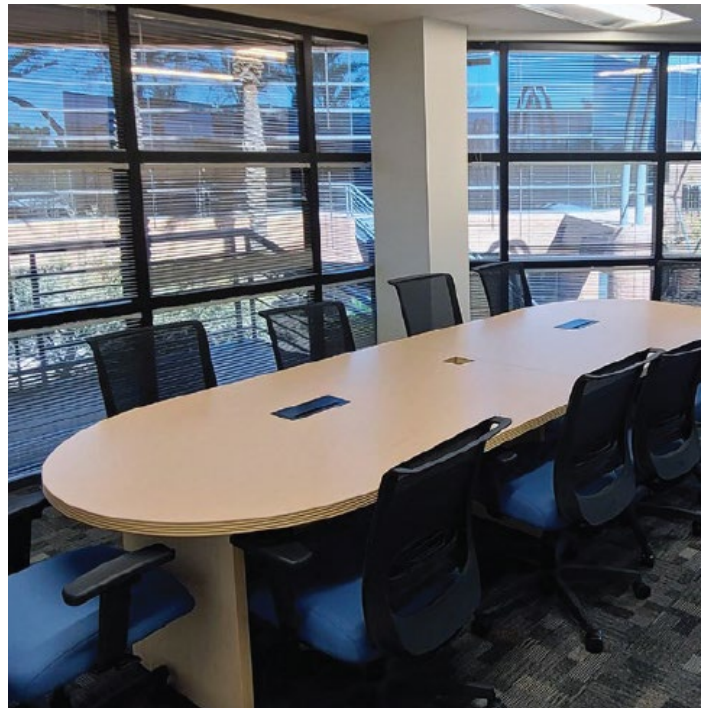
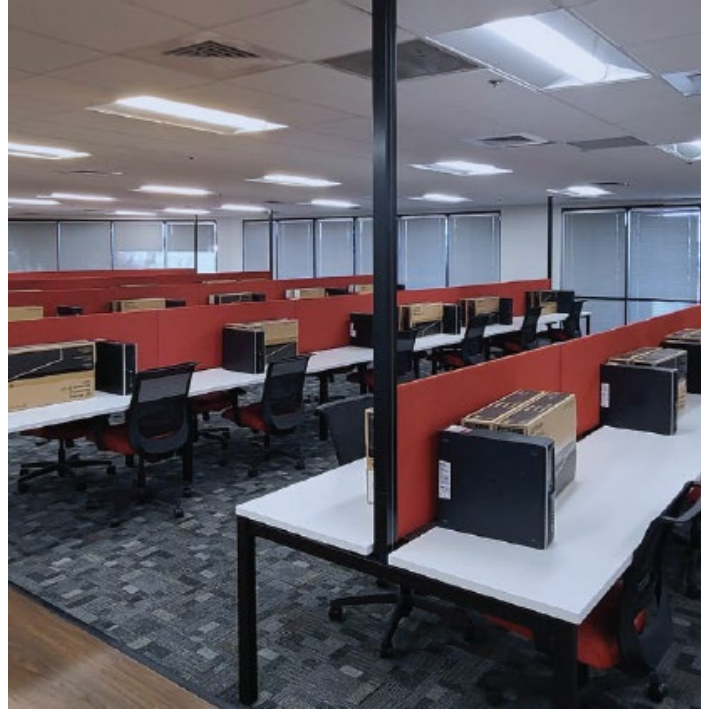
26,276 SF

347 Workstations

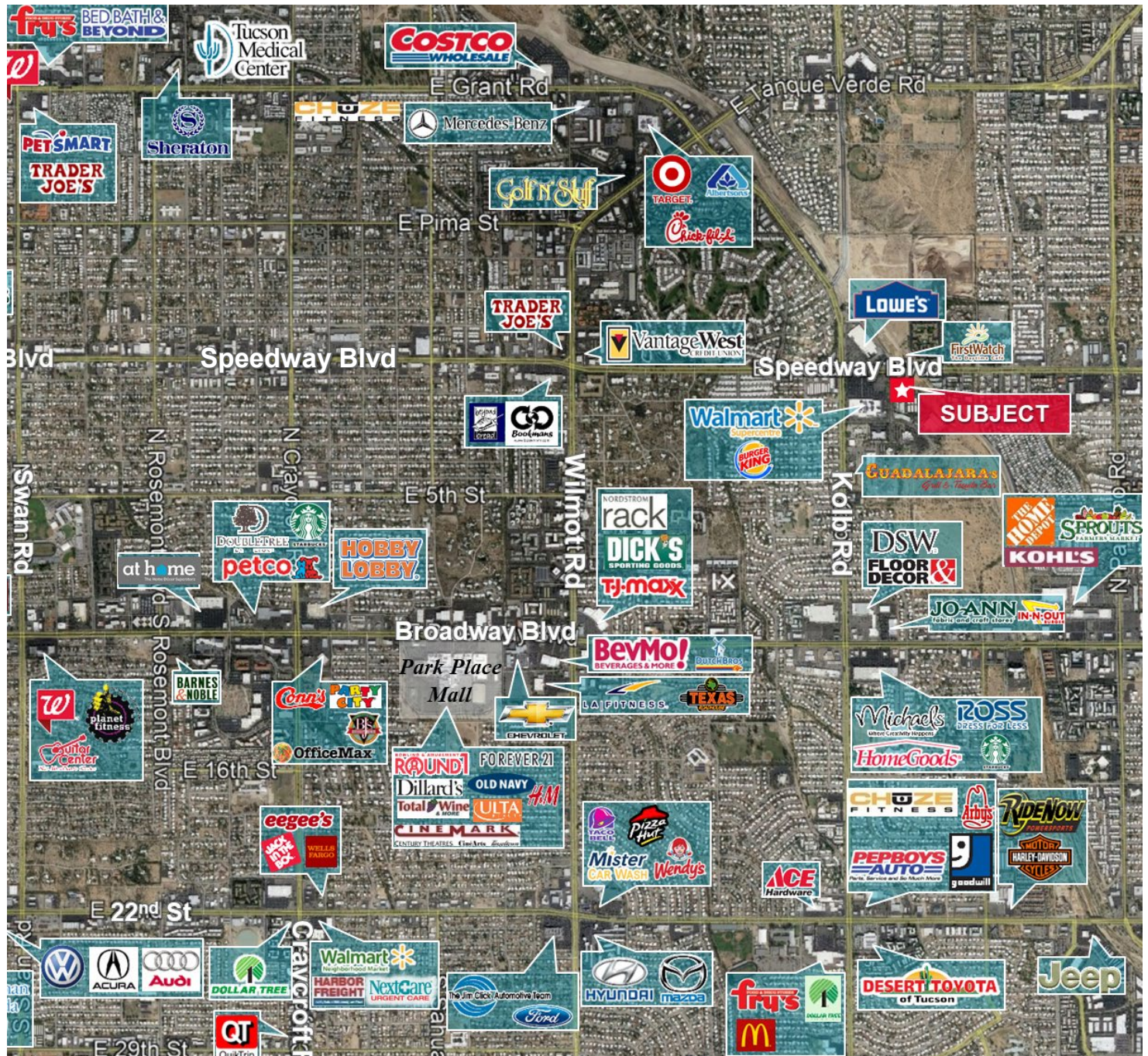
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Property Photos



Trade Map



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3/1/2023