

BUILDING FACTS

YEAR RENOVATED:

2023

OWNER:

Acore Capital

BUILDING SIZE:

405,339 Rentable Square Feet

12-Story Office Tower

BASE RENTAL RATE:

Floors 1-4: \$17.50 PSF NNN

Floors 5-12: \$19.50 PSF NNN

EXPENSES:

2025 Expenses: \$8.51/RSF

Electricity: \$2.02/RSF

PARKING:

1.0/1,000 SF Parking Ratio

GARAGE COST:

\$180.00/month for Unreserved Parking

\$250.00/month for Reserved Parking

EFFICIENCY:

Wired Score Gold Certification & Energy Star

CONNECTIVITY:

AT&T, Verizon, and Spectrum

AVAILABILITIES:

Suite 100 spec – 4,027 RSF (move-in ready)

Suite 175 shell – 5,162 RSF

Suite 700 shell – 54,891 RSF

Suite 800 shell – 26,204 RSF

Suite 815 shell – 4,665 RSF

Suite 900 shell – 26,256 RSF

Suite 1025 spec – 4,846 RSF (move-in ready)



CENTRALLY LOCATED



JEWEL-BOX ATRIUM



GRAB & GO MARKET



WiredScore
GOLD

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