

YEAR BUILT/YEAR RENOVATED

1988/2022

BUILDING SIZE

6 stories, 46,343 rentable square feet

BASE RENTAL RATE

\$14.50/RSF NNN + E

EXPENSES

2026 expenses estimated to be \$14.49/RSF

2026 electricity estimated to be \$2.53/RSF

BUILDING SERVICES

- Courtesy officer available 24/7
- Building hours (M-F: 7:00 AM - 6:00 PM
Saturday: 8:00 AM - 1:00 PM)
- Telecommunication providers: TW Cable & AT&T
- After hours HVAC: \$75.00/hour (2-hour minimum)

PARKING

- 3.15/1,000 overall parking ratio
- \$100.00/month plus tax for reserved parking space
- \$40.00/month plus tax for unreserved parking space

AMENITIES

- AA Class AA building in the heart of the Urban Center
- First class 24/7 security
- Move-in-ready spec suites available
- Newly renovated 6,000 SF fitness center with locker rooms and showers
- Newly renovated tenant lounge
- Newly renovated conference center



VACANCIES

Suite 300	2,911 RSF
Suite 500	2,339 RSF

- On-site café
- Garage parking for tenants and visitors
- Additional surface parking available for visitors
- Commuter-friendly
- Walking distance to Water Street & Music Factory Development

FOR LEASING INFORMATION

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