



ROSEWOOD | COURT

Owner

Rosewood Property Company

Year Built/Renovated

2008

Building Size

19 Stories; 426,028 RSF

Base Rental Rate

\$55.00/RSF NNN + E

(Electricity estimated to be \$1.46/RSF for 2025)

Expenses

2025 expenses estimated to be \$23.33/RSF (CAM: \$10.97/rsf;

Taxes: \$11.61/rsf; Insurance: \$0.75/rsf) excluding electricity

Building Hours

Monday – Friday 7:00am – 6:00pm;

Saturday: 8:00am – 1:00pm

Parking

3.0/1,000 overall parking ratio

\$250/month plus tax for reserved parking

\$175/month plus tax for unreserved parking

Telecommunications

Telecommunications: AT&T, ZAYO/ AboveNet

Communications, Century Link/ Level 3/ TW Telecom,

Cogent Communications Fiberlight, LLC, TW Cable/ Charter/

Spectrum, Verizon/ XO Communications Brion Enterprises

Amenities

Rosewood Court is celebrated for its sophistication, elegance, and impeccable amenities. On-site services include: concierge, valet parking, The Fitness Club at Rosewood Court, Ocean Prime, Flower Child, The Topsy Alchemist, EV Charging Stations, car detail, The Oak Room, 24/7 security, Green Design, property management, on-site bank, on-site shoe shine service, and White Rock Coffee.



Vacancies

Suite 1030	12,539 RSF	\$55.00/RSF NNN + E Contiguous up to 18,964
Suite 1050	6,425 RSF	\$55.00/RSF NNN + E Contiguous up to 18,964
Suite 1400	6,401 RSF	\$55.00/RSF NNN + E
Suite 1540	3,395 RSF	\$55.00/RSF NNN + E

For leasing information contact:

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