



### OFFERING SUMMARY

Suite 100: +/- 4,050 RSF  
Suite 200: +/- 3,009 RSF

Lease Rate: \$19.50/SF with \$0.50 annual increases  
Tenant pays utilities & janitorial

Market: Northwest

Class: A

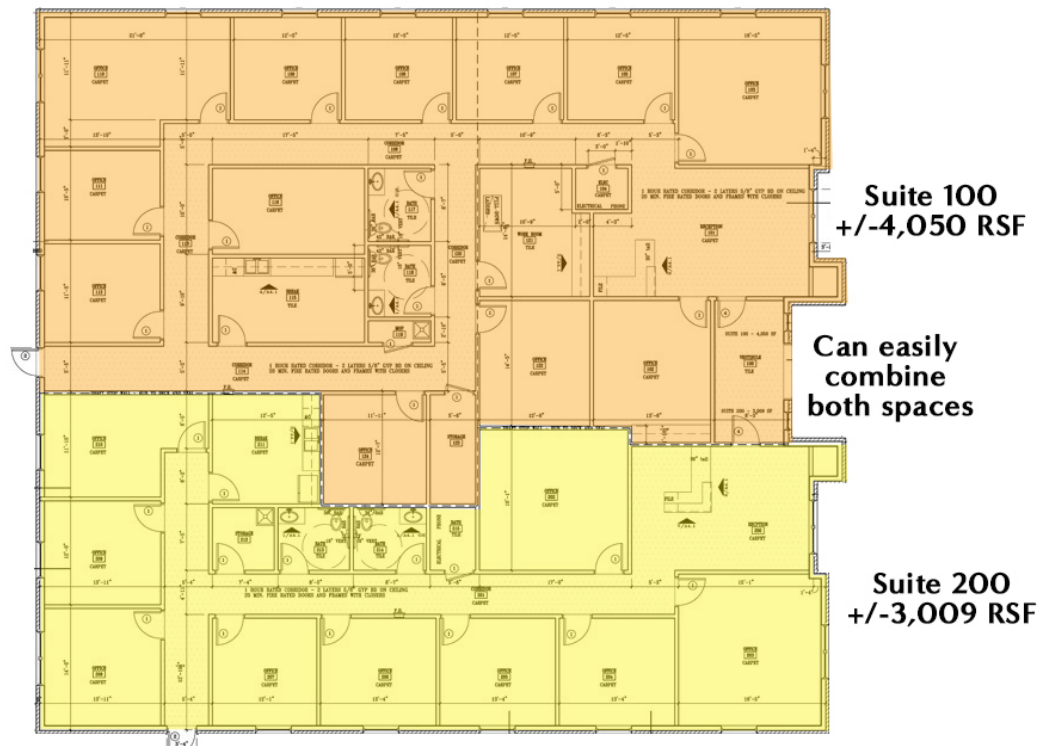
### LOCATION OVERVIEW

Located just south of the Kilpatrick Turnpike off of MacArthur Boulevard. 135th Street is on the east side of MacArthur.

### PROPERTY HIGHLIGHTS

- Very high quality with upscale finishes
- 2x6 exterior walls with R-19 insulation
- R-30 ceiling insulation
- Carrier 14-Seer HVAC
- Pella doors with insulated glass
- 9' office ceilings, 10' common corridor ceilings
- Natural stone corridors and countertops
- Wood floors in executive offices, others carpeted
- Prewired with IT cabling
- LED lighting throughout

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