



OFFERING SUMMARY

Available SF: 1,900 - 6,455 SF

Lease Rate: \$23.50 / RSF
Furnished

Year Built: 2007

Building Size: 43,375

PROPERTY OVERVIEW

Gaillardia is designed to complement the Normandy style of the adjacent Gaillardia Country Club. The lower portions of the building are clad in natural stone. The use of full-height glass punched windows and setbacks give the exterior a multidimensional presence. The interior is highlighted by two-story atrium lobby featuring black granite floors

PROPERTY HIGHLIGHTS

- All available spaces are fully furnished in rent-ready condition
- Close to numerous restaurants and shopping centers
- Access via the Kilpatrick Turnpike and W Memorial Rd
- 9' ceilings
- Fiber-optic communications
- On-site building engineer
- On-site gym

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
101	Available	6,455 SF	Full Service	\$23.50 SF/yr
100	Available Spring 2023	5,370 SF	Full Service	\$23.50 SF/yr
102	Available Spring 2023	5,765 SF	Full Service	\$23.50 SF/yr
107	Available Spring 2023	1,900 SF	Full Service	\$23.50 SF/yr

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