



PROPERTY HIGHLIGHTS

- Inviting two story lobby atrium
- Flexible floor layout
- Close proximity to several business oriented amenities
- Video security surveillance system
- Easy access to the John Kilpatrick Turnpike, I-235, and I-44
- Abundant surface parking
- Management and on-site engineering staff
- Local ownership

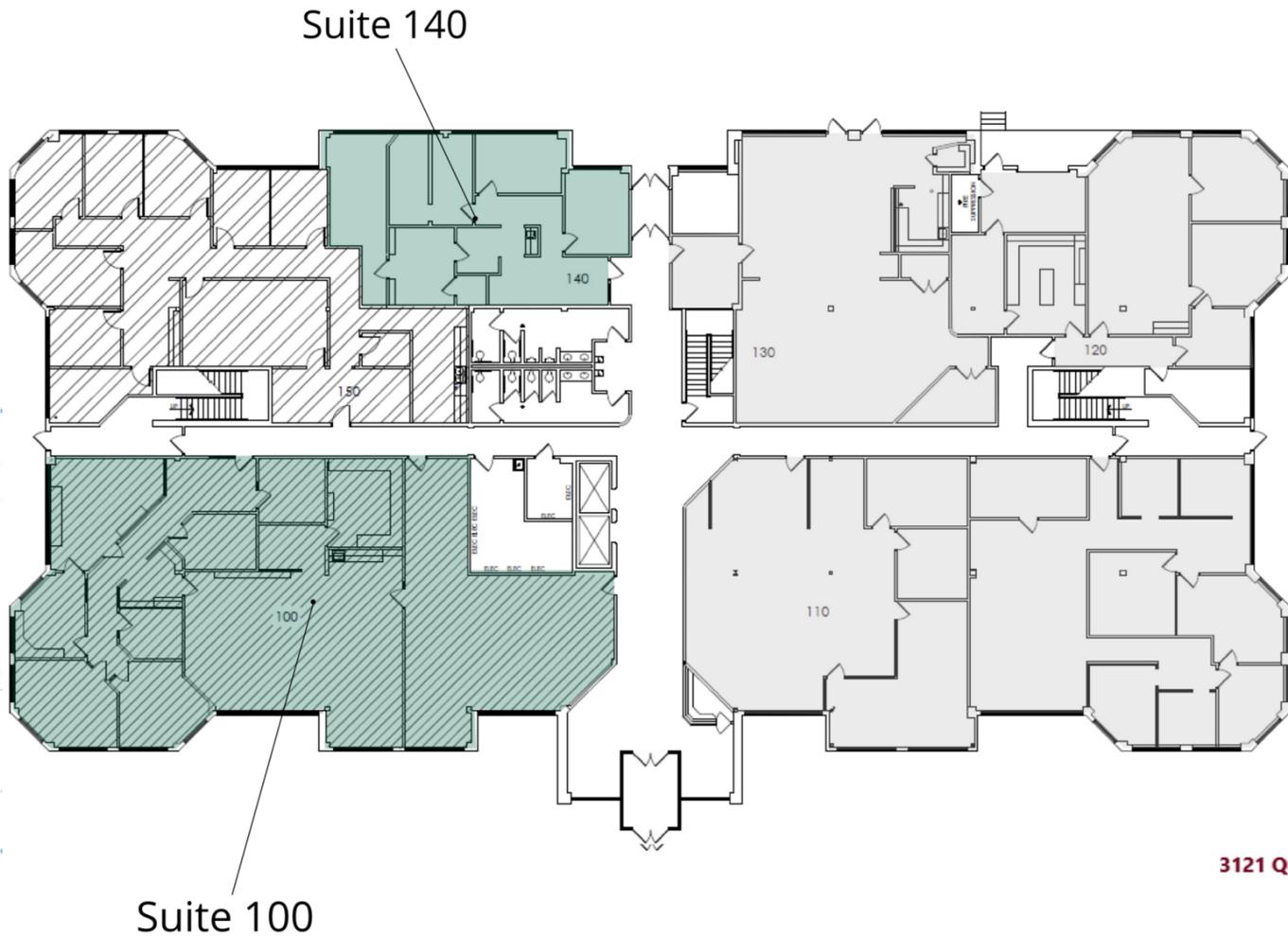
OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Full Service)
Available SF:	1,581 - 4,753 SF
Lot Size:	5 Acres
Building Size:	41,992 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 140	\$18.00 SF/yr	1,581 SF
Suite 100	\$18.00 SF/yr	4,753 SF
Suite 220	\$18.00 SF/yr	3,015 SF

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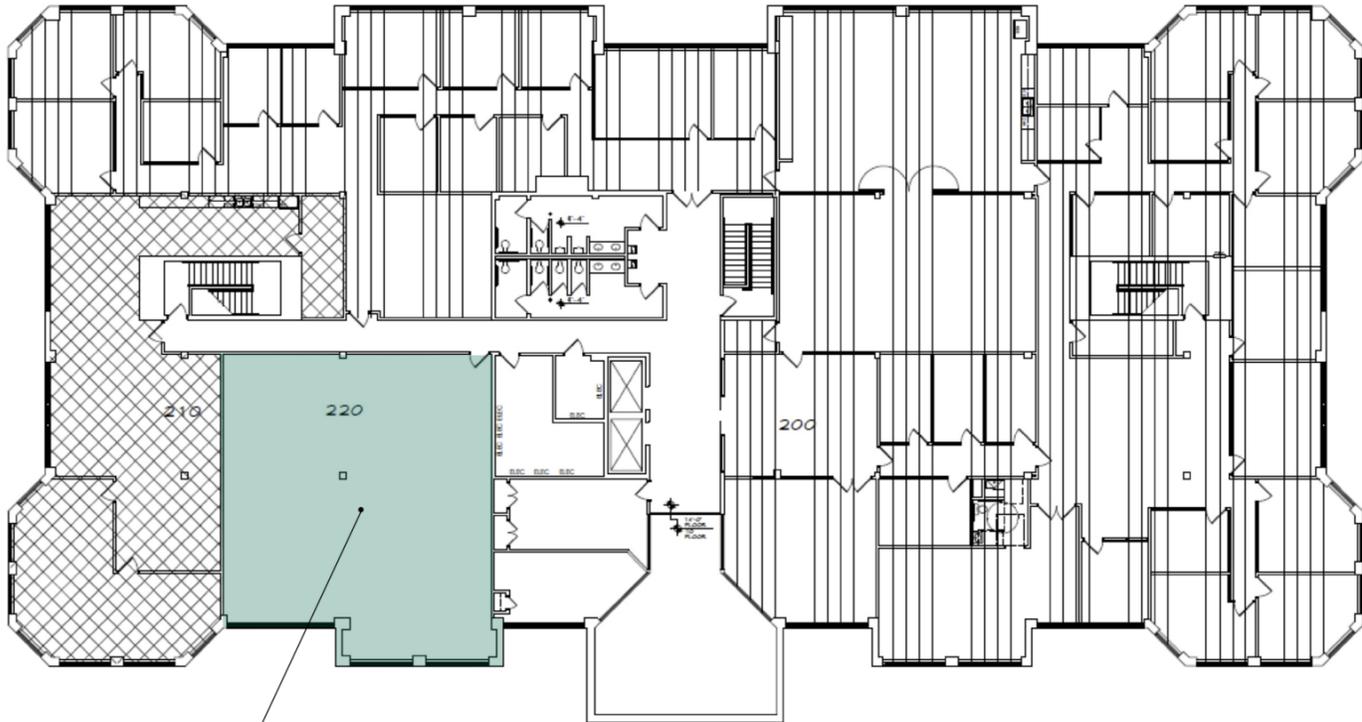
**3121 Quail Springs Pkwy
1st Floor**

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite 140	Available	1,581 SF	Full Service	\$18.00 SF/yr
■ Suite 100	Available	4,753 SF	Full Service	\$18.00 SF/yr

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**3121 Quail Springs Parkway
2nd Floor**

Suite 220

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite 220	Available	3,015 SF	Full Service	\$18.00 SF/yr

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