

FOR LEASE

## RARE GOOSE ISLAND BUILDING IDEAL FOR DISTANCING

CREATIVE OPPORTUNITIES FOR COLUMN  
FREE LAYOUTS FOCUSED ON FOLLOWING  
CDC'S DISTANCING GUIDELINES AND OTHER  
HEALTH CONSCIOUS DECISIONS

TWO ADJACENT & SEAMLESSLY  
INTERCONNECTED BUILDINGS  
WITH 30' HIGH CEILINGS

COMPLETELY RENOVATED AND CLEAN  
BRICK, TIMBER, STEEL, & GLASS BUILDING

1365  
NORTH  
CHERRY  
AVENUE

CBRE



- **BOW TRUSS ROOF WITH MASSIVE 200 FT. LONG SKYLIGHTS.**
- **ADVANCED APP CONTROLLED SHADES & LIGHTS**

**40,550 SF TURNKEY BUILD OUT | DIVISIBLE TO 15,650 SF**

**1340 CHERRY – 24,900 SF**

**1365 CHERRY – 15,650 SF**

**CLICK TO VIEW FLOOR PLANS**

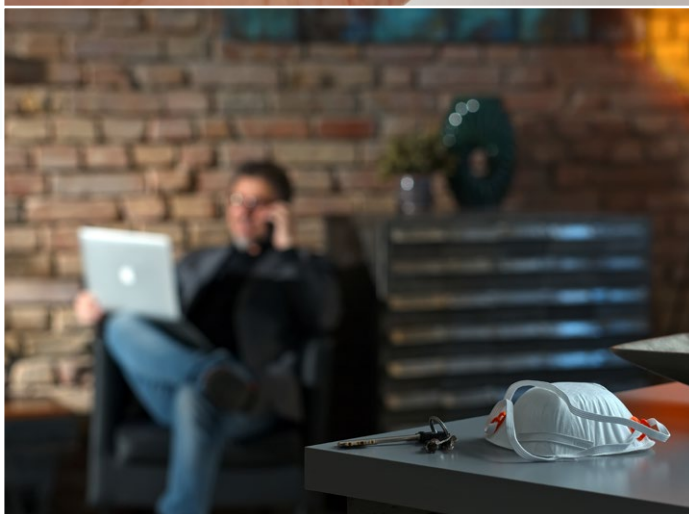


## BRAND NEW

- **NEW ROOF** - Complete Tearoff new Roof with 5.2" Hi Density R30 insulation and Johns Manville CRG Membrane. Roof Carries 25 Year Warranty.
- **NEW WINDOWS** - Solarban 60 Low E Extruded Aluminum Heavy Commercial Grade with Internal Mutins
- **NEW SKYLIGHTS** - ULTRA Low E3 Ultra High Efficiency imported from Denmark with Smart Phone enabled motorized shades. Skylights in 1340 N Cherry building are 8 Feet Wide x 180 feet long. This is a 10 degree slope skylight. Skylights in 1365 N Cherry Avenue are 12 Feet Wide x 175 feet long. This is a ridge skylight at 29 degree pitch. The skylights carry a 10 year warranty and the shades carry a 5 year warranty.
- **NEW ARCHITECTURAL GRADE LED LIGHTING** - Architectural Grade 0-100% dimmable zoned LED Lighting controlled by smartphone.
- **NEW HVAC SYSTEMS** - Qty (8) Trane 15 Ton RTU's & Qty(3) 4 Ton Rheem Split units
- **SANDBLASTING** - Ceilings and Interior brick Walls
- **TUCKPOINTING** - Interior & Exterior Brick Walls

# CREATIVE GOOSE ISLAND BUILDING IDEAL FOR DISTANCING

# 1365 NORTH CHERRY AVENUE

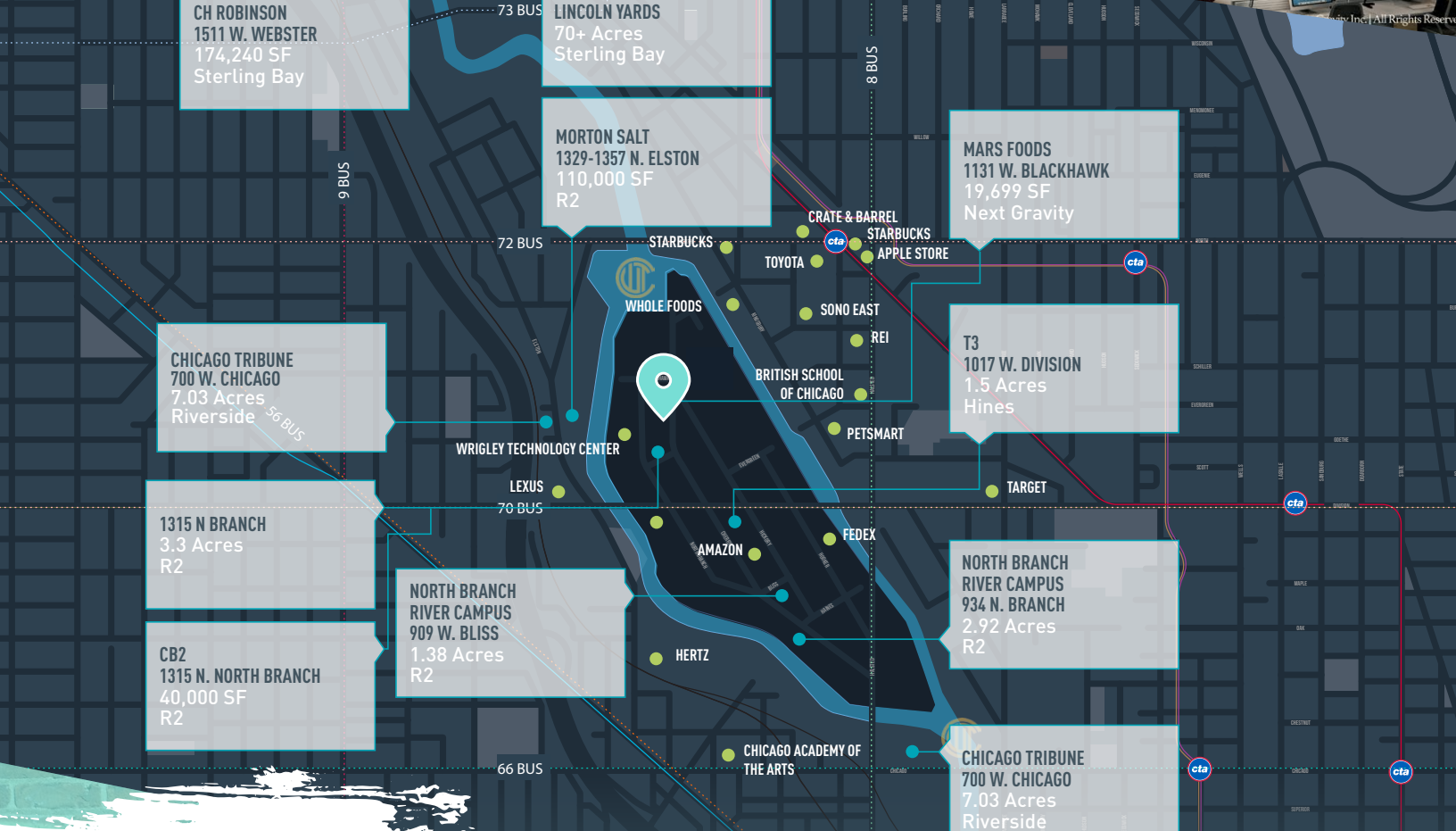


- SELF-CONTAINED LAYOUT
- DESIGNED FOR WELLNESS

- DIRECT ACCESS INTO SPACE  
(ONLY ONE TOUCHPOINT TO ENTER)



- HIGH CEILINGS WITH ABUNDANT NATURAL LIGHT. BRAND NEW WINDOWS AND SKYLIGHTS WITH APP-CONTROLLED SHADES.
- NO SHARED SPACES
- NO ELEVATORS
- BUILD TO SUIT BATHROOMS ALLOW FOR CUSTOMIZATION WITH WELLNESS IN MIND



# GOOSE ISLAND HIGHLIGHTS

- New Developments
- Amenities

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