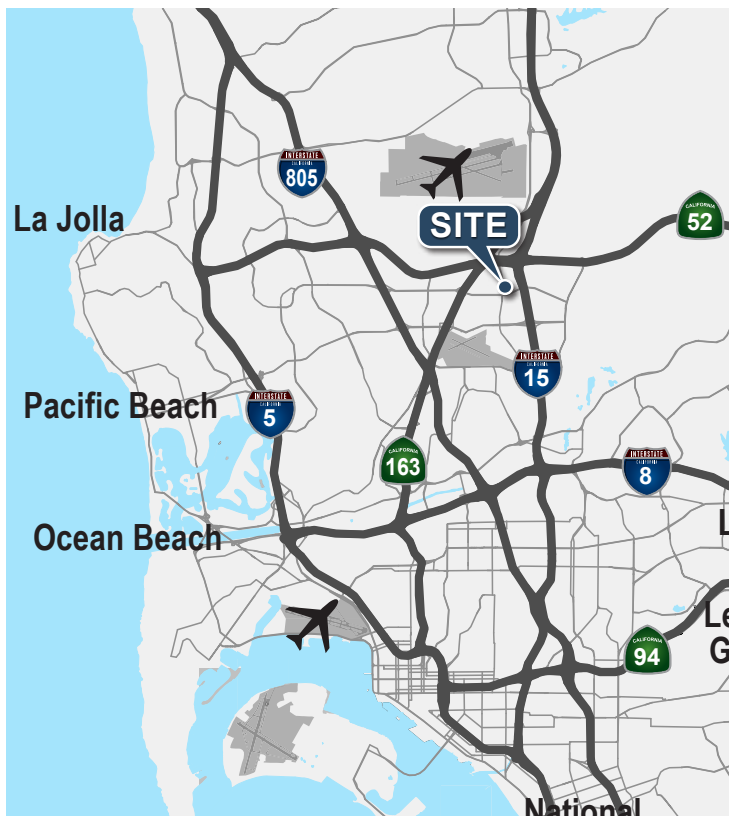


Futura

BUSINESS PARK

9445 FARNHAM STREET



LEASE RATE

- » Negotiable

AVAILABILITY

- » Suite 102 ±6,428 RSF (expandable to ±8,807 RSF)

PROPERTY FEATURES

- » New creative office spec suite
- » Single level building
- » Drive up parking
- » Separate HVAC system (roof mounted units)
- » Immediate access to Hwy 163, 52 and I-15
- » Building & monument signage available
- » Common area amenities include showers and sitting area
- » Mix of open area and private offices
- » Retail amenities nearby
- » 4% Co-Op Broker
- » See reverse side for floor plans and details

FOR MORE INFORMATION:

RYAN BRACKER, Vice President

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REAL ESTATE SERVICES

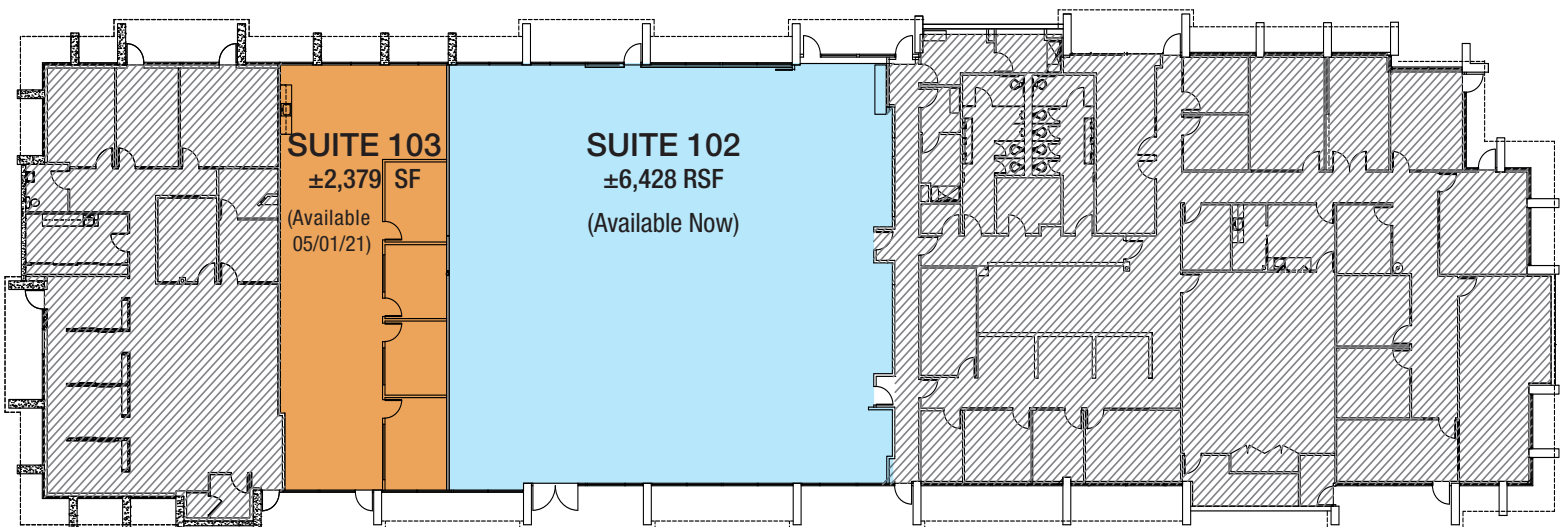
AVAILABILITY: SUITE 102 | $\pm 6,428$ RSF

(potentially expandable to $\pm 8,807$ RSF)

COMMENTS:

- » Suite 102: New “Creative Office” Spec Suite
 - Attached private outdoor patio
 - Kitchenette
 - Roll up doors for fresh air
 - Open ceilings
- » Suite 103: Potentially Available 05/01/2021

EXISTING “AS-BUILT” FLOOR PLAN



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FARNHAM STREET

SITE PLAN



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FOR LEASE



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