

CONVENIENTLY LOCATED CLASS A OFFICE SPACE OFF OF HWY 280

AVAILABLE SPACE:
Entire 3rd Floor: 13,449 SF

- Five story, Class A, concrete frame and brick structure
- Building Size: ±61,909 RSF
- Situated on 5.77 AC
- Built in 1999
- Current Tenants: Merrill Lynch and Bruno Event Team
- Easy access to I-459 via Hwy 280
- Convenient entry/exit at lighted intersection on Hwy 280 - Grandview Medical Center Intersection
- Close to major interstates and highways yet enjoys private feel
- Beautifully landscaped setting
- Card access security
- Ample covered and surface parking



DEMOGRAPHICS:			DAYTIME BUSINESS POPULATION	
POPULATION		TRAFFIC COUNTS		
1 mile	4,298	±77,000 vehicles/day	1 mile	8,265
3 miles	42,932	on Hwy 280	3 miles	30,034
5 miles	107,708	±96,000 vehicles/day	5 miles	76,948
		on I-459		



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