



Design your healthy workspace

- Full control over your environment
- Design your density
- Air quality to your standards, may include clean air scrubbers
- Touch-less automation in select features
- No shared infrastructure

2145
BASELINE



±44,359
building
square feet



Two
story
building



7.7/1,000
parking
ratio



Located on the
southwest corner of
101 and Baseline Rd



Power –
1,200 amps,
277/480 V



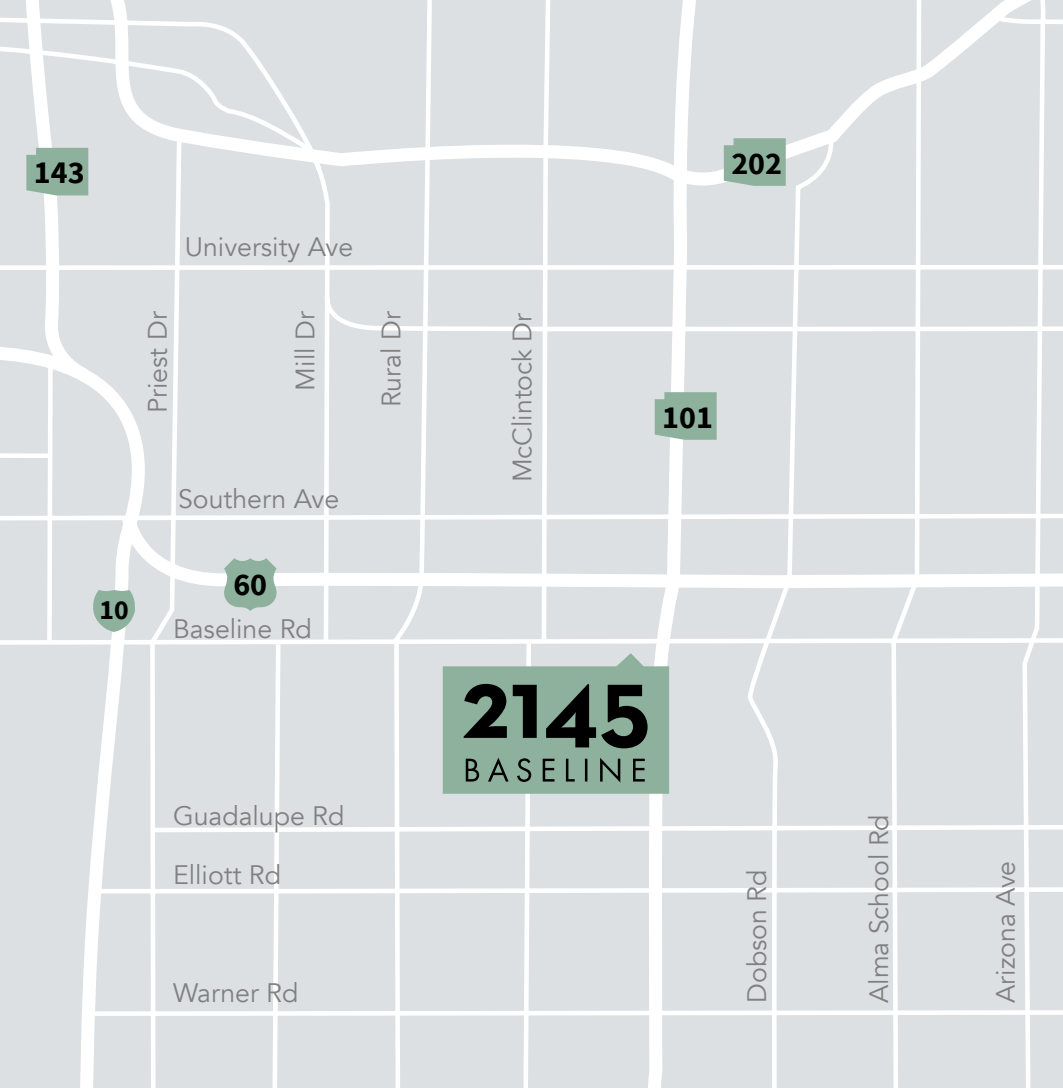
Sale price:
\$7,900,000
(\$178.09 psf)



\$16.25 per
square foot,
NNN lease rate



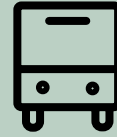
2019
estimated
NNN's TBD



Location



Situated on the southwest corner of Loop 101 and Baseline Road.



Bus stop located along Baseline road in front of the property.

115,152

Population within 10 minutes

790,090

Population within 20 minutes

2,222,979

Population within 30 minutes

Corporate neighbors



Leasing:

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