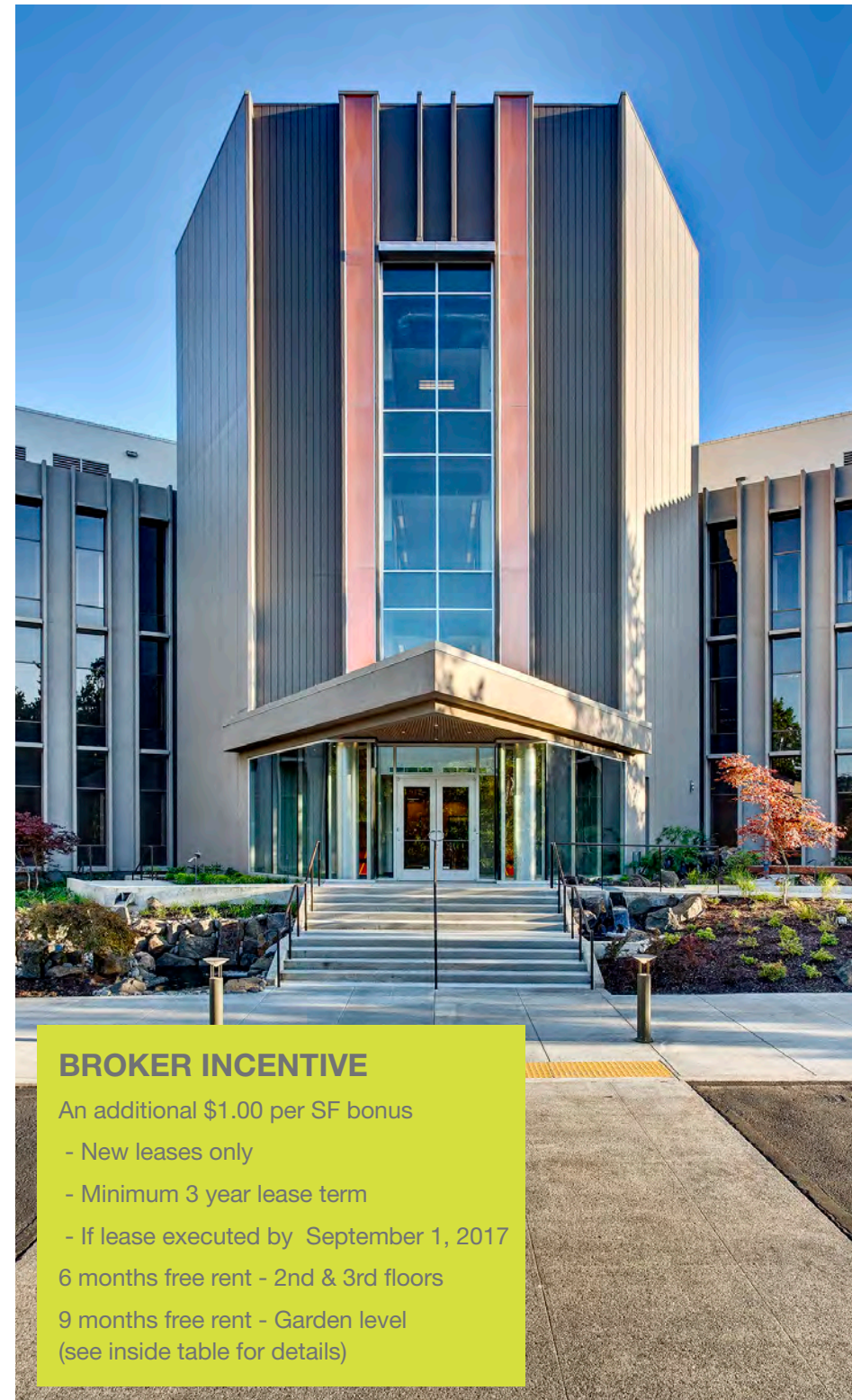
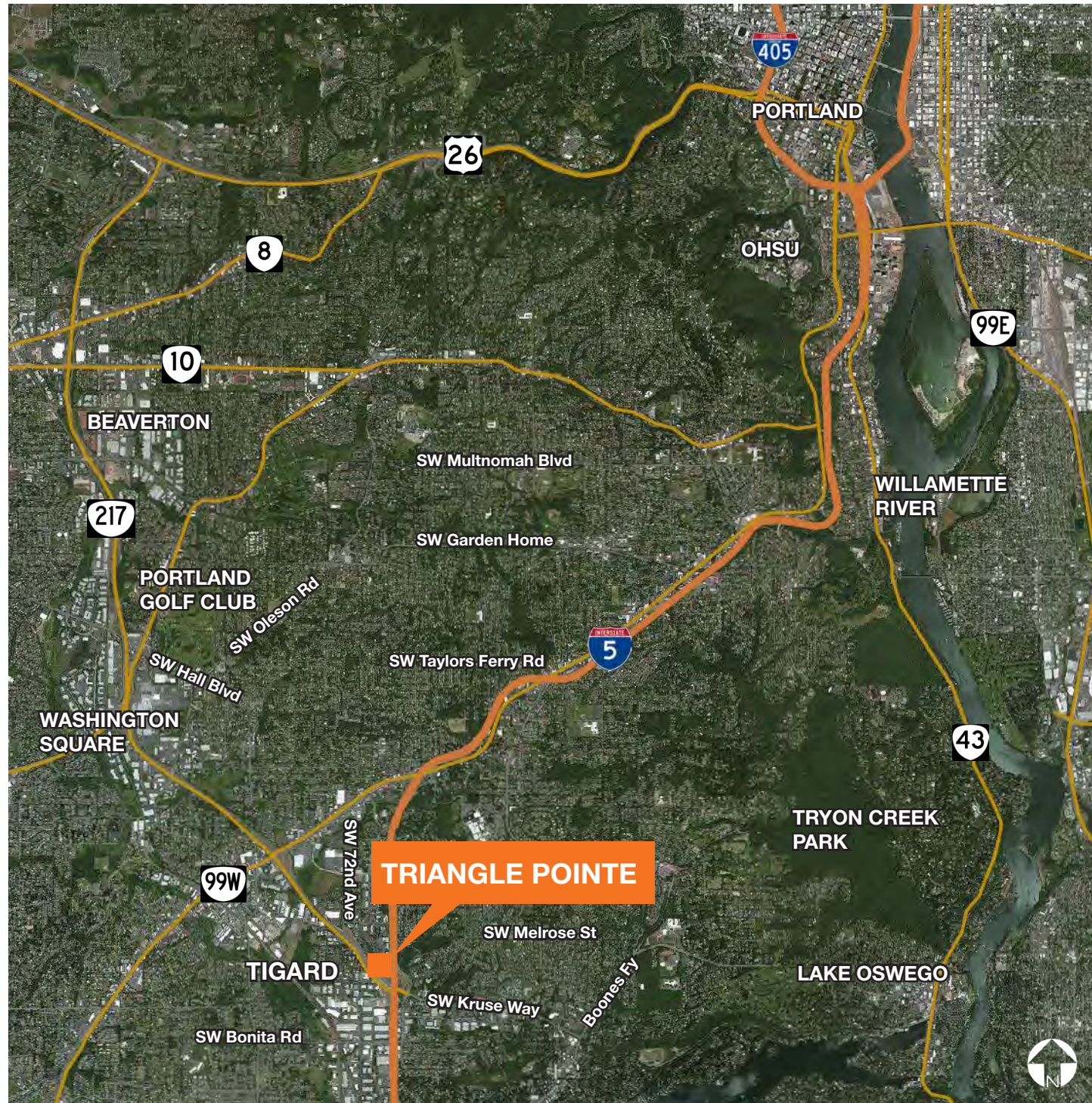


AERIAL



BROKER INCENTIVE
 An additional \$1.00 per SF bonus

- New leases only
- Minimum 3 year lease term
- If lease executed by September 1, 2017
- 6 months free rent - 2nd & 3rd floors
- 9 months free rent - Garden level
- (see inside table for details)



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AVAILABILITIES

FLOOR	RSF	RATES
Garden Level	19,996	\$21.50 per RSF, FS 9 months free rent on 69 month term
Second Floor	9,338	\$21.50 per RSF, FS 6 months free rent on 66 month term
Third Floor	5,454	\$21.50 per RSF, FS 6 months free rent on 66 month term



FEATURES

Exterior signage available

Unparalleled visibility with views from I-5 and Hwy 217

Abundant parking at 4:1,000 and excellent freeway access

Flexible, open spaces available featuring tall ceilings with exposed duct work, fantastic window lines, abundant natural light, a rooftop deck, a garden entrance and more

Dock high loading available for ground floor vacancy

Beautiful, newly updated landscaping and building common areas

Cool/creative potential at the intersection of I-5 & Hwy 217

Rotating food truck conveniently located in parking lot

