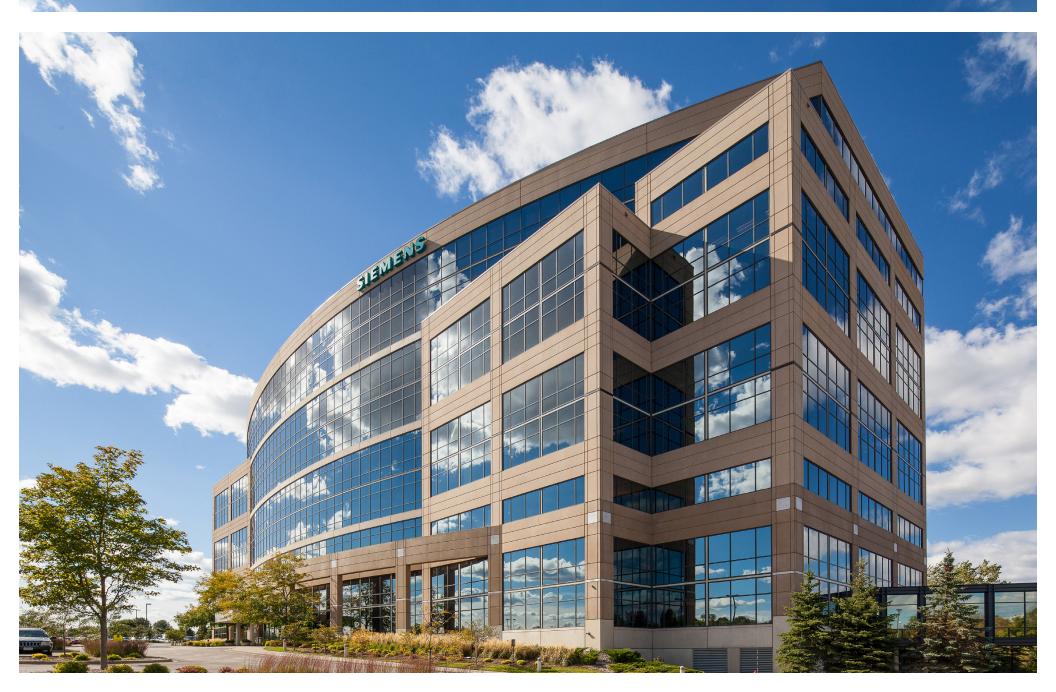
CRESCENT RIDGE Corporate Center II



CRESCENT RIDGE Corporate Center II

SUITE SIZES UP TO 50,000 SF, Exceptional Amenities, AND Excellent Accessibility









- Comprised of 300,633 SF over NINE FLOORS
- LARGE and EFFICIENT floor plates
- GREAT VIEWS
- HIGHLY VISIBLE, prominent address
- Immediate ACCESS TO I-394
- I-394 traffic counts 106,000 VEHICLES PER DAY

NEWLY-REMODELED ONSITE-CAFE

FITNESS CENTER

OUTDOOR PATIO WITH WALKING PATHS

CLASS A MANAGEMENT 24-HOUR SECURITY ©

CONFERENCE ROOM

AND CLIMATE-CONTROLLED PARKING AVAILABLE

+ RESTAURANTS, HOTELS, AND RETAIL IN THE NEARBY RIDGEDALE AREA



ENERGY STAR



Procuring broker shall only be entitled to a commission, calculated in accordance with the tates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.