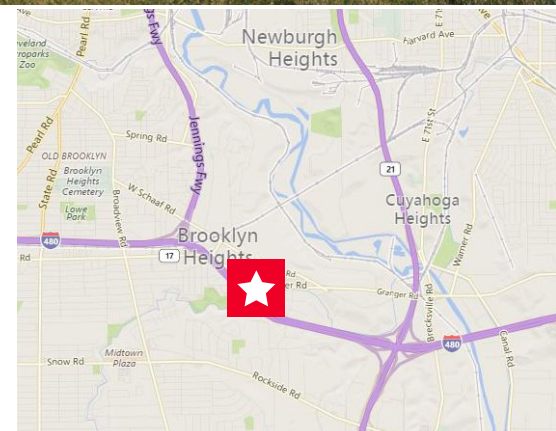


**UP TO 22,651 SF AVAILABLE**


## Property Specifications

<b>AVAILABLE SF</b>	7,800 SF - 22,651 SF
<b>CONSTRUCTED</b>	1999
<b>PARKING</b>	180 spaces
<b>OPERATING EXPENSES</b>	\$3.30 NNN expenses (Taxes, insurance and common area maintenance)
<b>ASKING RENTAL RATE</b>	\$10.50 - \$12.00/SF NNN

- Class A image and finishes
- I-480 visibility
- Nearby restaurants, shopping and hotels
- Fiber-optic service
- CAT-5 wiring
- 100% air conditioned
- Fully sprinklered
- 28 HVAC units
- Flex easily adaptable
- 16' ceiling heights



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# FOR LEASE

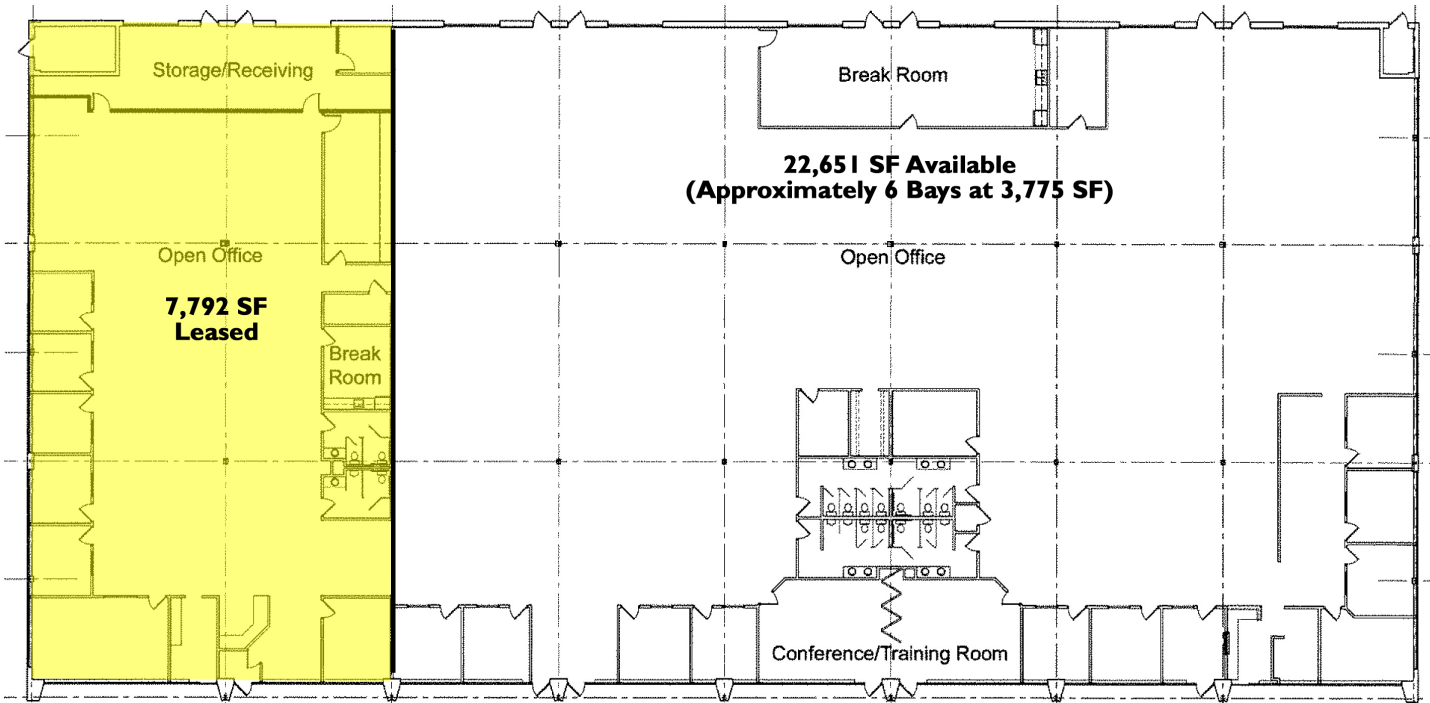
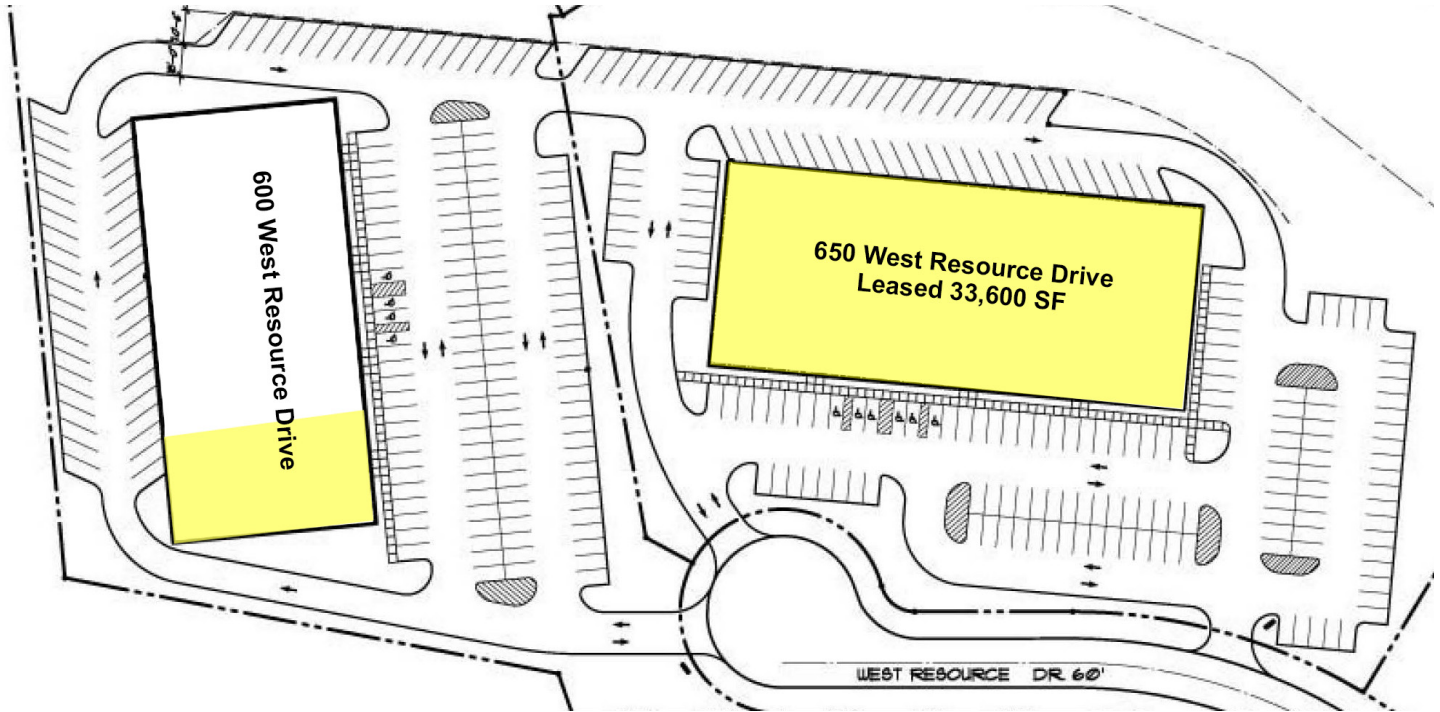
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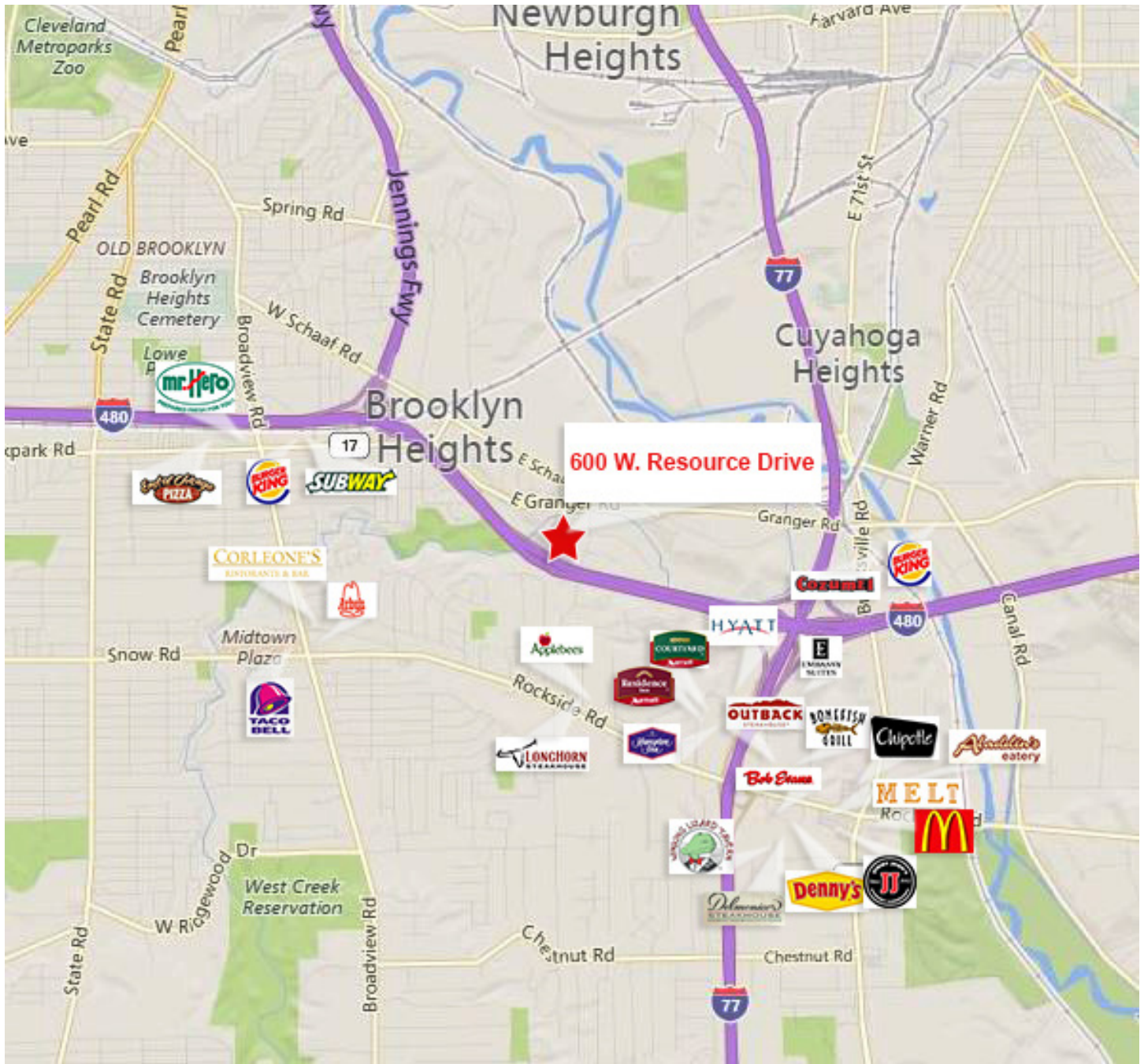
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