

Northwoods One

7965 N High Street

For Lease



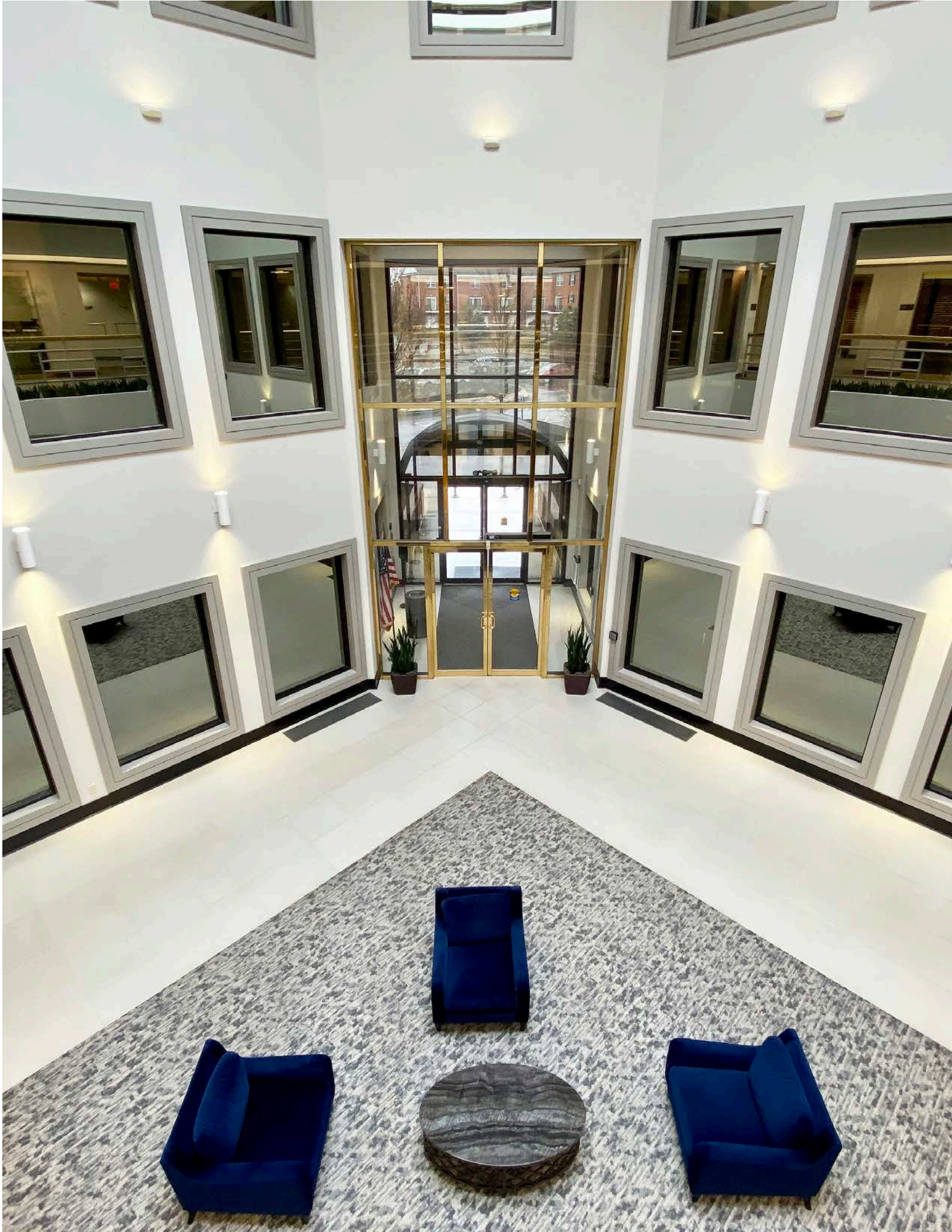
Andrew Jameson SIOR CCIM

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Colliers



OVERVIEW



Originally built in 1987, Northwoods I is three and a half stories and contains 119,000 square feet of office space. Featuring a brand new common lobby and upper floor common areas, Northwoods I is located in the Center at Northwoods, just minutes away from popular dining, shopping, and entertainment options.



Excellent Location



Conference Center



Direct Exterior Suite Access
terrace level



Easy Freeway Access



4/1,000 SF Parking Ratio
+ covered parking



Data Center
Suite 10

Availability

Suite	RSF	Description
010	8,618	Former data center space with raised floor. Direct access from underground garage. Can send specs on request. Landlord will pursue deals aggressively for suite. Could also be utilized as an inexpensive storage space.
015	1,827	Private offices and open space
120	2,407	Open space with private offices
150	5,524	Open space with private offices; <i>furniture available</i>
160	2,061	Open space with private offices and conference room; available 11.01.22
300	3,591	Conveniently located near the lobby elevators
340	12,007	Large suite with open space and perimeter offices; available 09.01.22
350	9,825	Open space with private offices; available 10.01.2022 or potentially sooner; divisible
360	6,730	Nice mix of offices and open space; divisible

Lease Rate

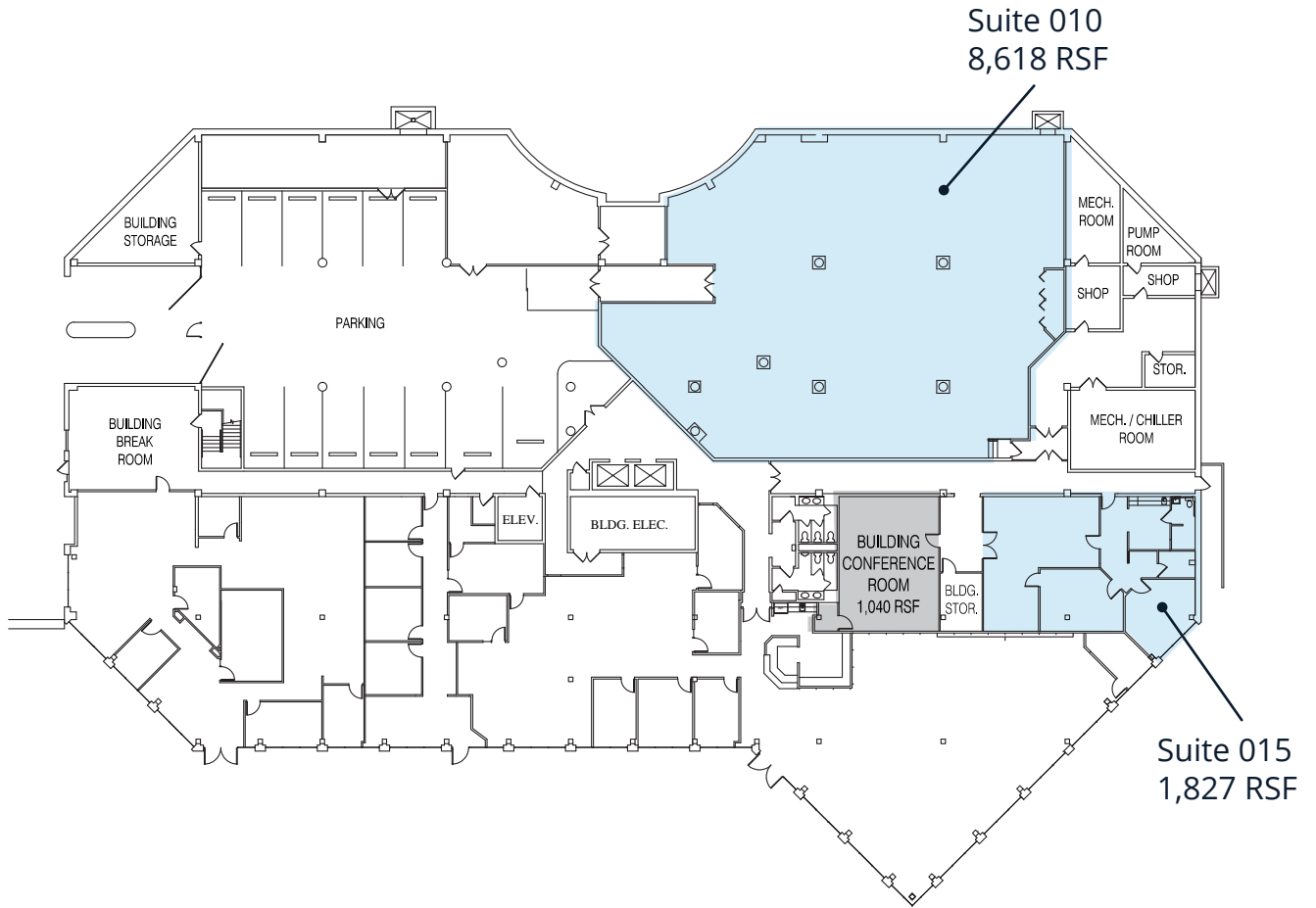
\$9.00 NNN

SF Available

52,590 RSF

Operating Expenses Expected to be \$9.15

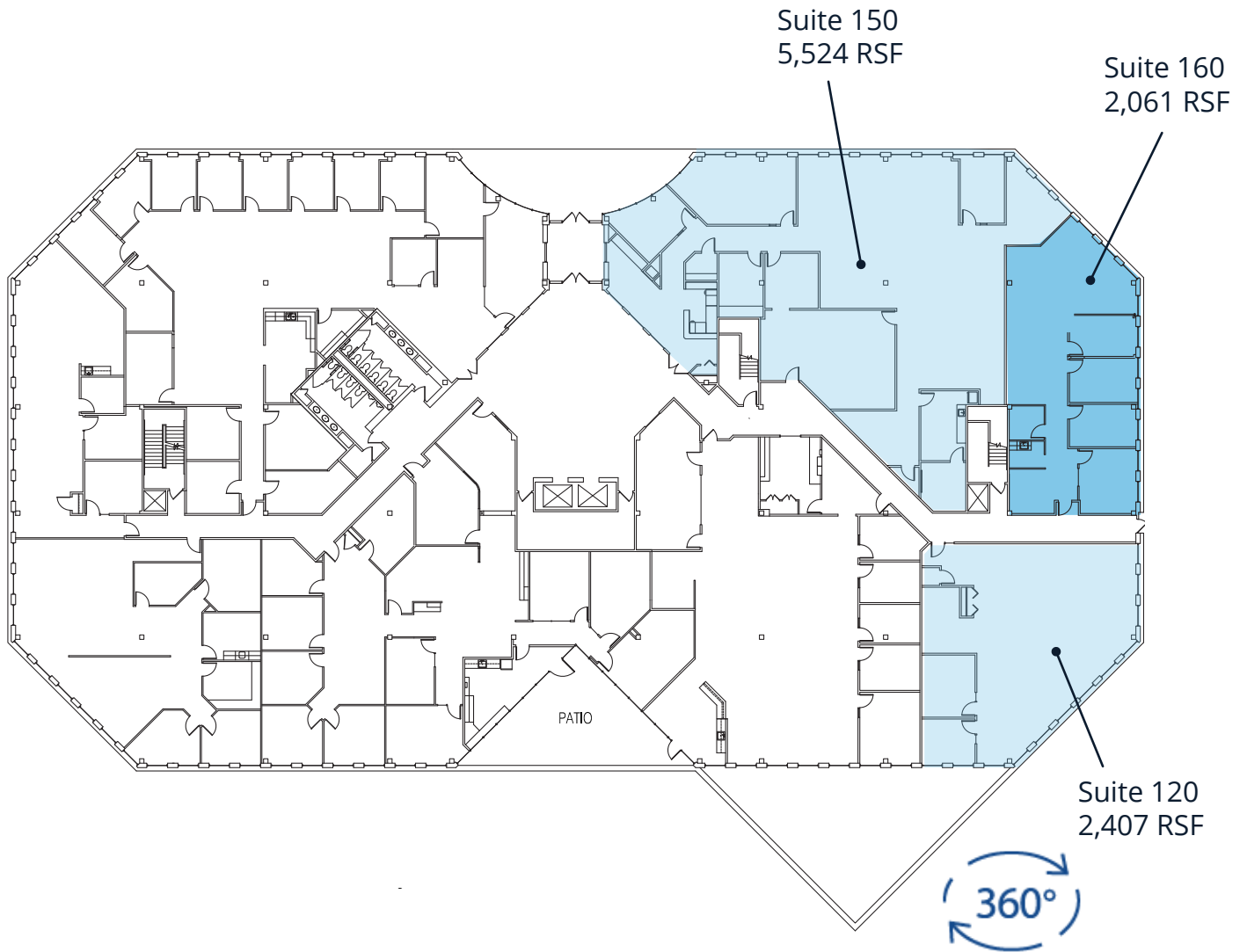
Floor Zero



SUITE 10



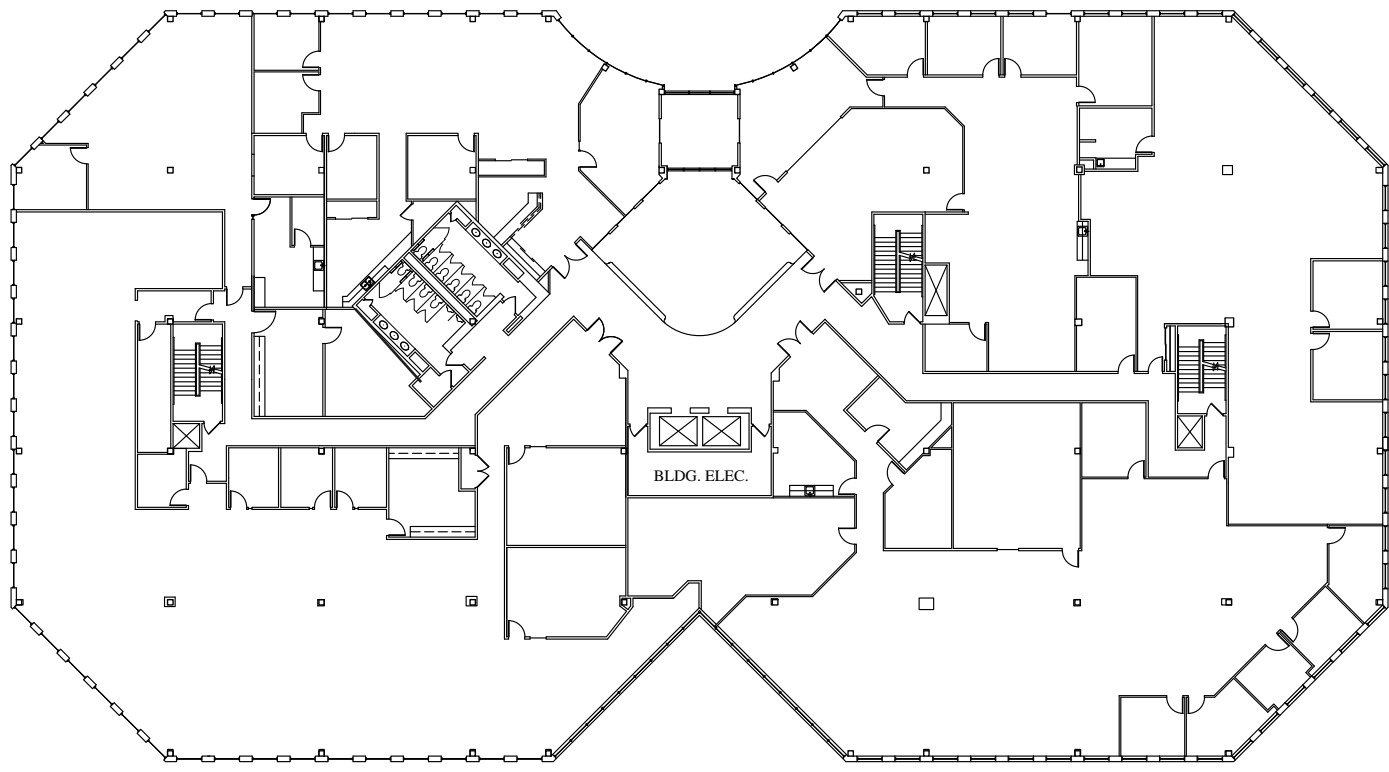
Floor One



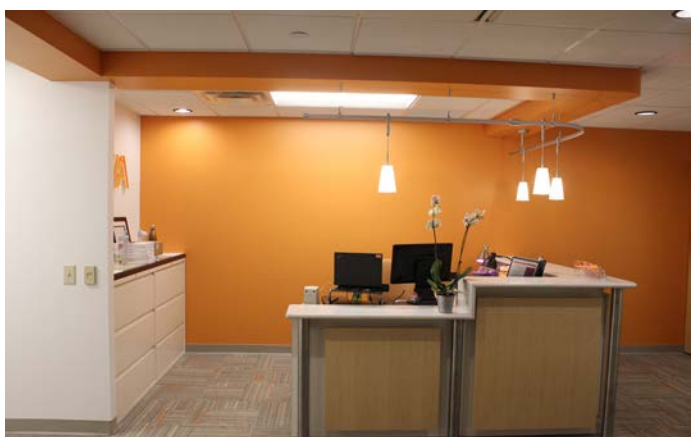
SUITE 120



Floor Two



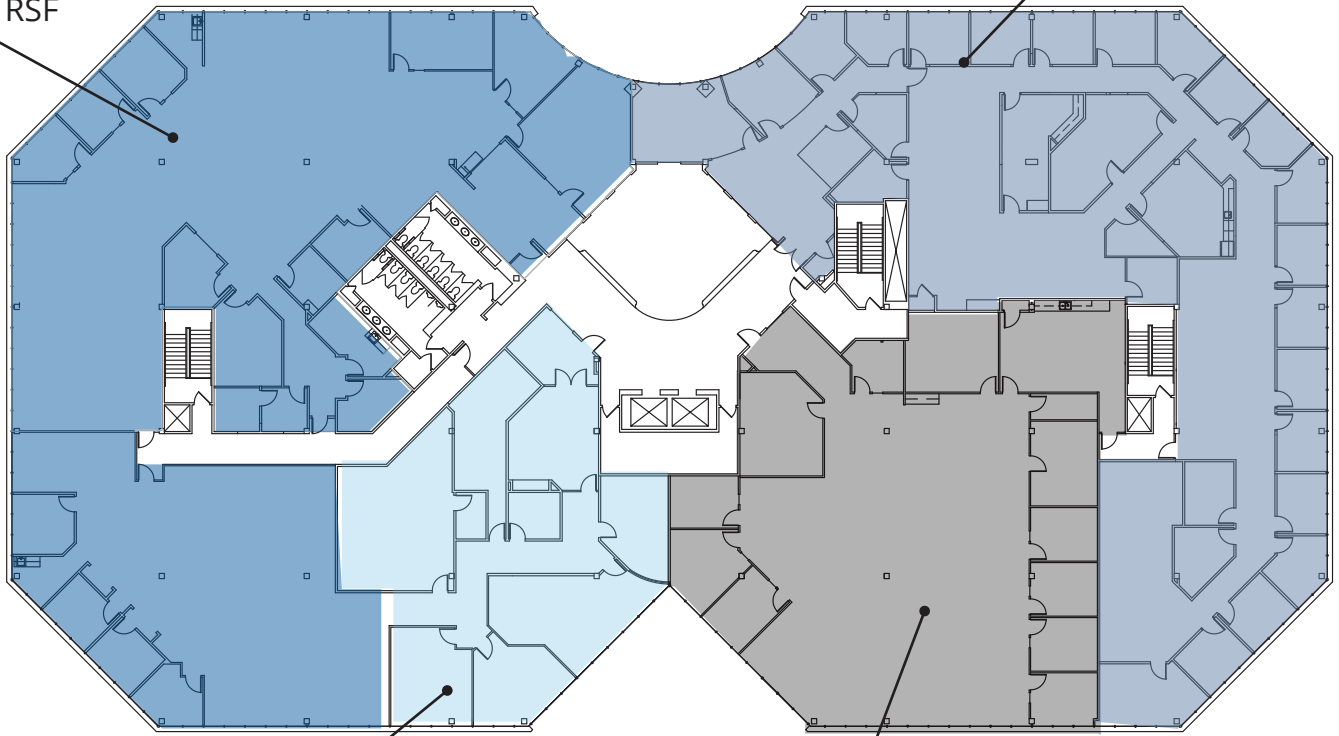
SUITE 150



Floor Three

Suite 340
12,007 RSF

Suite 350
9,825 RSF



Suite 300
3,591 RSF

Suite 360
6,730 RSF

SUITE 300

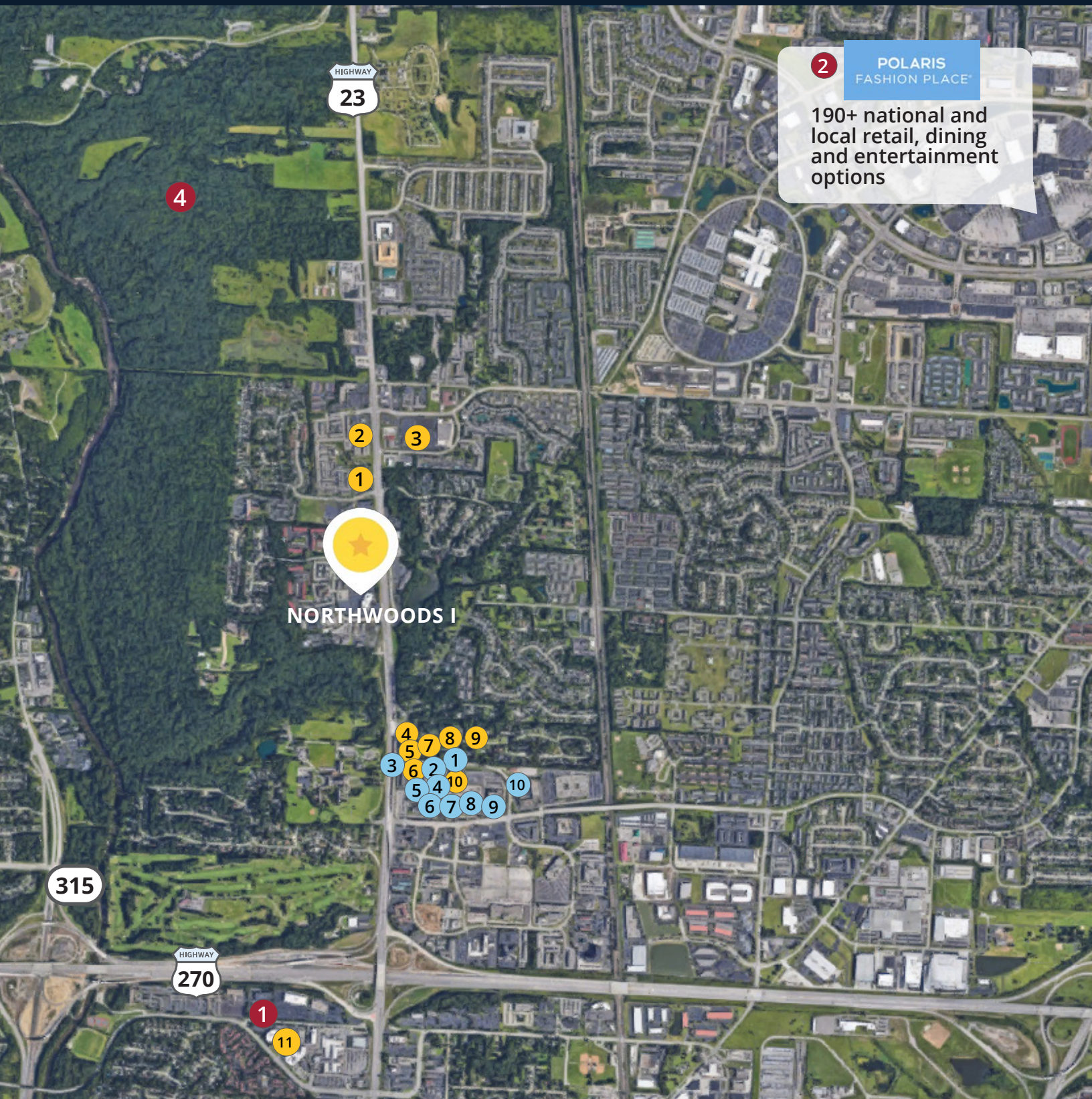




Example Tenant Finishes



LOCATION AMENITIES



2 POLARIS FASHION PLACESM
190+ national and local retail, dining and entertainment options

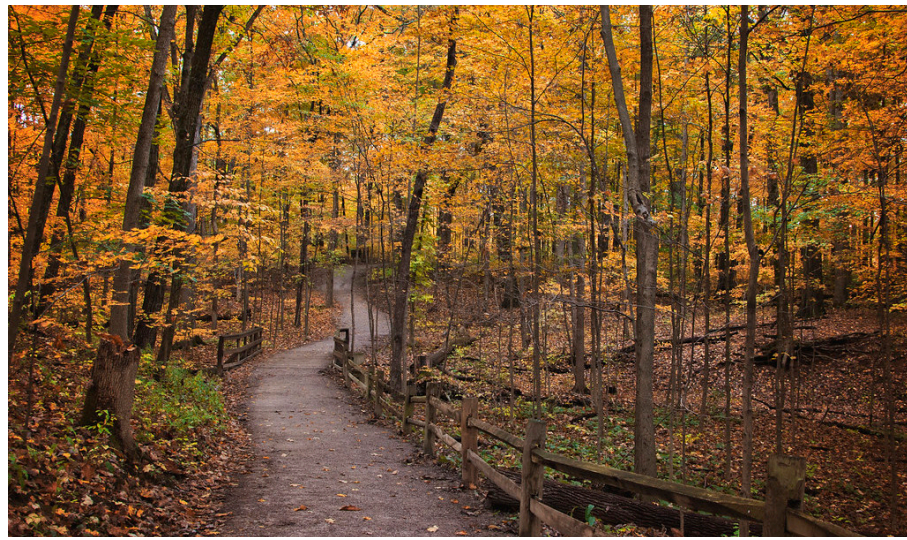
NORTHWOODS I

Restaurants

- 1 The Wine Bistro
- 2 Hot Head Burriots
- 3 Saigon Baguette & Coffee
- 4 Subway
- 5 Bob Evans
- 6 El Acapulco
- 7 Redlands Grill
- 8 Chipotle
- 9 Starbucks
- 10 Sushiko
- 11 First Watch

Hotels

- 1 Quality Inn & Suites
- 2 Hyatt Place
- 3 Motel 6
- 4 Extended Stay
- 5 Courtyard
- 6 Homewood Suites
- 7 DoubleTree
- 8 Sheraton Suites
- 9 WoodSpring Suites
- 10 Residence Inn



Other

- 1 The Shops at Worthington Place
- 2 Polaris Fashion Place
- 3 Sharon Woods Metro Park
- 4 Highbanks Metro Park



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