

This distinctive two-level suite blends functionality with architectural character. The main floor features nine window-lined private offices plus a second-floor loft workspace. Vaulted ceilings and skylights fill the space with natural light. Amenities include a 12-person conference room, full kitchen, two restrooms, server room, storage, reception, breakroom, and a private outdoor balcony.

Square Footage 2,980 SF

Rate per SF \$24.00 NNN

OpEx \$14.56 + E & J

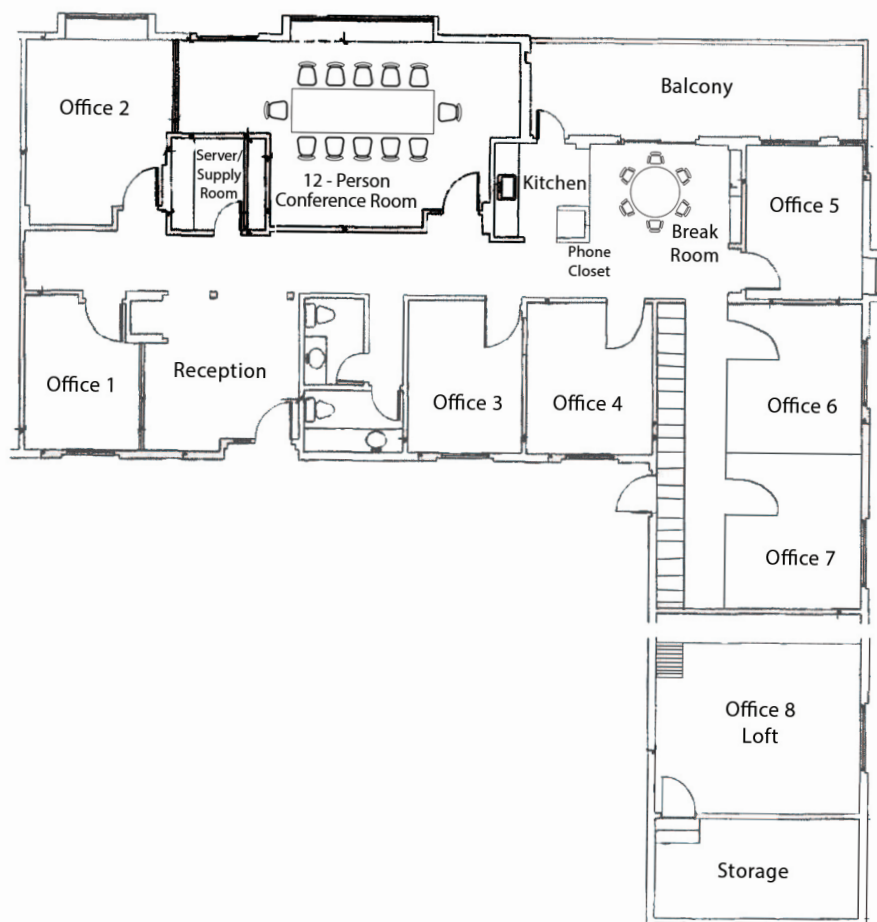
Monthly Rent \$9,576 + E & J

Term 5 years

Condition Full Build-Out

Timing Jan. 1, 2027

Parking 4 per 1,000 SF



JOHN HANLY
Owner

Cell: 512.203.5608

john@windsongofficepark.com