

AVAILABLE SPACE

SUITE SIZE SF	BUILDING	SUITE	SPACE CONDITION	DATE AVAILABLE
±2,609	365	250	Spec Suite	1/1/2027
±6,522	365	140	2nd Gen	6/1/2027

PROPERTY FEATURES



TENANT LOUNGE & CONFERENCE CENTER
Anchored by Press Coffee



5.0 / 1000 SF PARKING RATIO
With Covered Parking Available



MONUMENT SIGNAGE
Available for Larger Tenants



FULL DIAMOND INTERCHANGE
At Loop 202/Gilbert, Lindsay & Cooper Rd



PROMINENT FRONTAGE
on Germann Road



CREATIVE SPEC SUITES
With Modern Finishes Available