



OFFICE

NEW OFFICE CONSTRUCTION / LANDMARK OFFICE PARK

PROPERTY HIGHLIGHTS

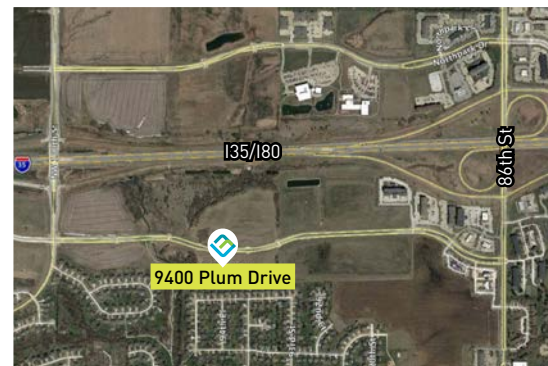
- » New construction with a modern design and professional image
- » Located in the rapidly growing Urban Loop office corridor
- » Immediate access to Interstate 35/80 at 86th Street and 100th Street
- » Ideal location for medical and professional services
- » Zoned for commercial office, flex, and service uses
- » Highly visible with building signage available
- » Parking Ratio: 5.7 per 1,000 SF

Distance from I35/I80 to Landmark Office Park

- 100th St Interchange - .58 miles
- 86th Street Interchange - .87 miles

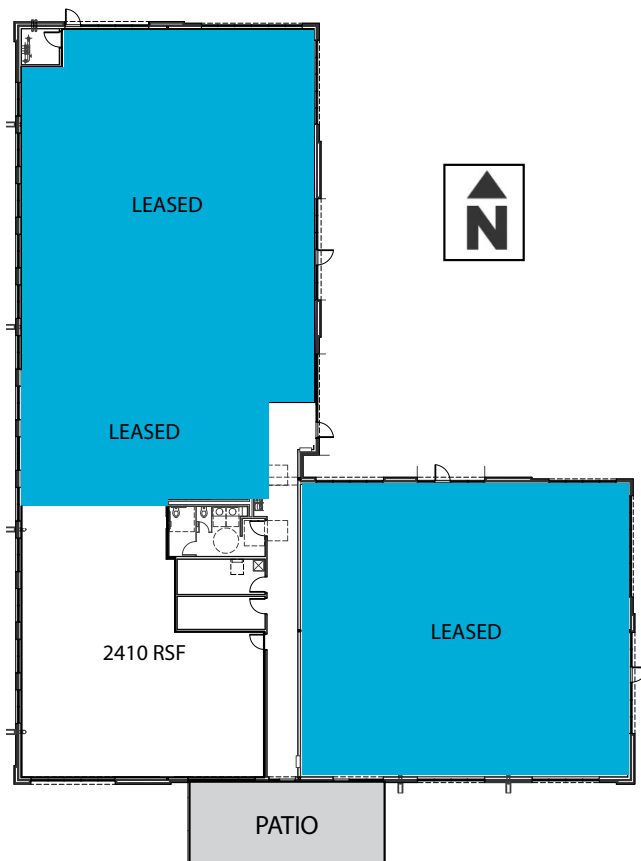
AVAILABILITY & TERMS

- » Approximately 2,410 RSF
- » Lease Rate: \$15.25 per RSF NNN
- » Landlord TI Allowance: \$30 per RSF

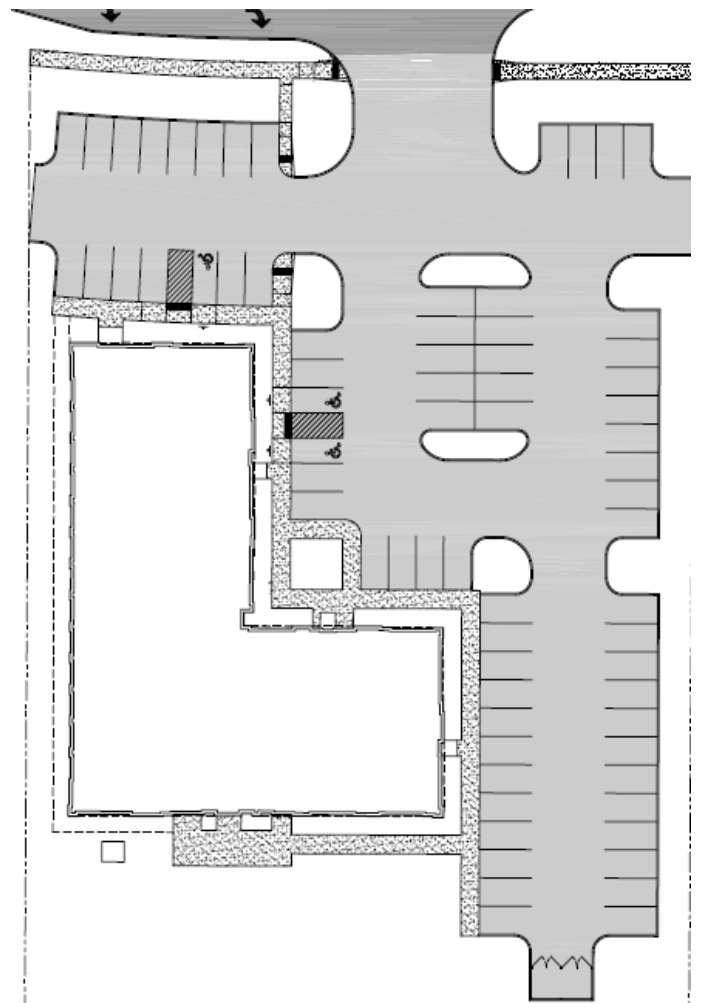


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AVAILABLE SPACE



SITE PLAN



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	<u>3 miles</u>	<u>5 miles</u>
 Population	59,864	163,893
 Median Household Income	\$85,767	\$85,019
 Median Age	38.6	38.4
 Total Businesses	3,241	6,983
 Total Employees	44,510	104,135
 Owner Occupied Housing	69.4%	67.9%
 Median Net Worth	\$207,566	\$196,850
 College Graduate +	47.9%	49.6%

Source: ESRI 2020 Estimates



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