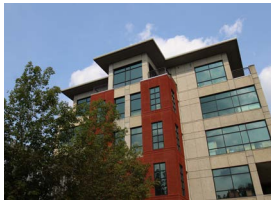


CONVENIENTLY LOCATED CLASS A OFFICE SPACE OFF OF HWY 280

AVAILABLE SPACE:
Entire 3rd Floor: 13,449 SF
Entire 4th Floor: 13,449 SF
Partial 5th Floor: 8,218 SF Available Spring 2019

- Five story, Class A, concrete frame and brick structure
- Building Size: ±61,909 RSF
- Situated on 5.77 AC
- Built in 1999
- Current Tenants: Merrill Lynch and Bruno Event Team
- Easy access to I-459 via Hwy 280
- Convenient entry/exit at lighted intersection on Hwy 280 - Grandview Medical Center Intersection
- Close to major interstates and highways yet enjoys private feel
- Beautifully landscaped setting
- Card access security
- Ample covered and surface parking



DEMOGRAPHICS:			DAYTIME BUSINESS POPULATION	
POPULATION		TRAFFIC COUNTS		
1 mile	4,298	±77,000 vehicles/day	1 mile	8,265
3 miles	42,932	on Hwy 280	3 miles	30,034
5 miles	107,708	±96,000 vehicles/day	5 miles	76,948
		on I-459		



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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