

# CROSSGATE Center

Lease  
Opportunity

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# Opportunity

Crossgate Center is an 80,000 SF two-story multi-tenant office building with easy access to I-270, SR-315 and US-23. Building amenities include a recently renovated interior and lobby, an open court yard for tenants' use, as well as a common area conference room and break room.



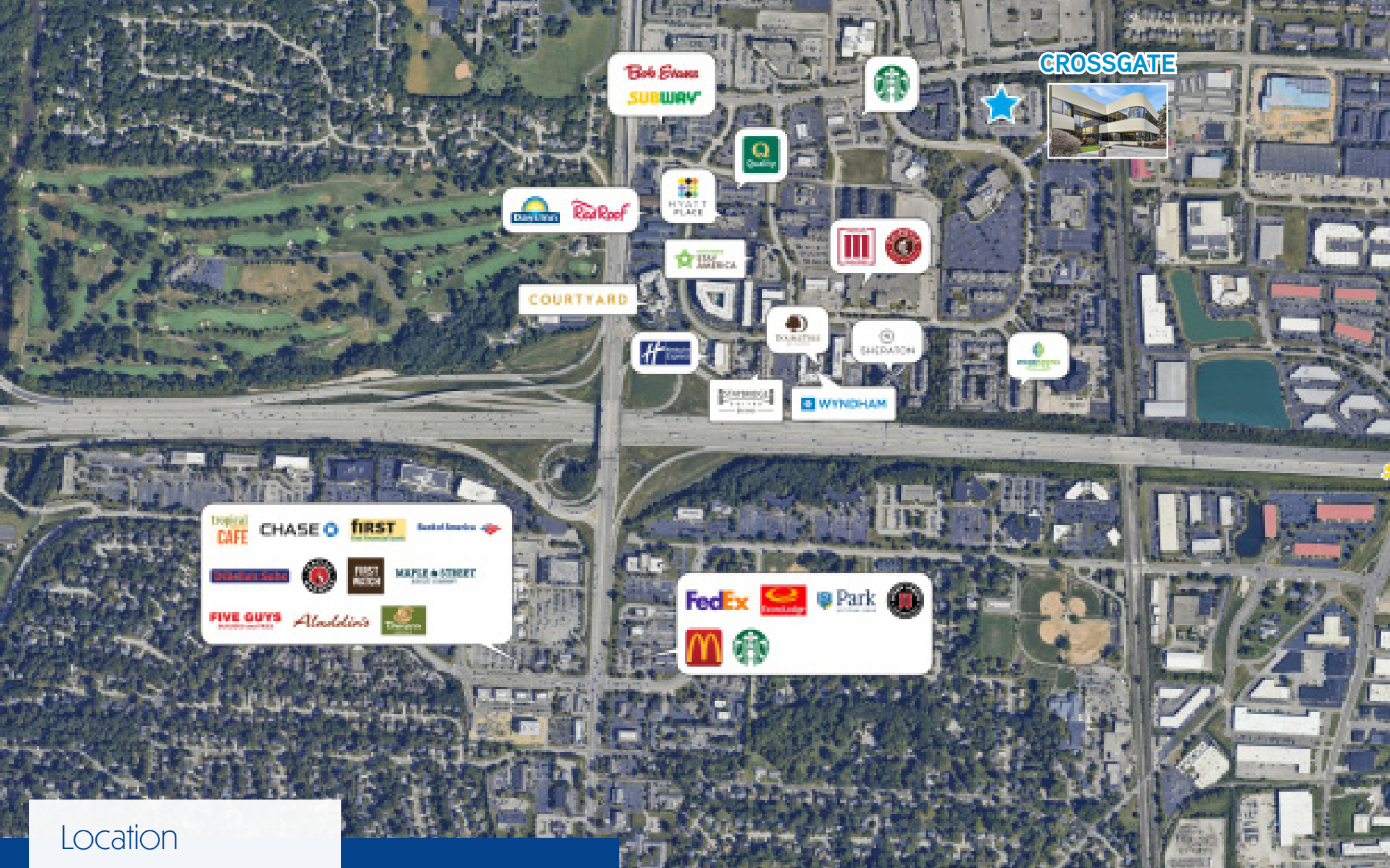


## Crossgate Center

## Features & Amenities

- Easily accessible from I-270, SR-315 and US-23
- Open area courtyard for tenants' use
- Parking ratio of 4/1,000 SF
- Recently renovated interior and lobby
- Surrounded by numerous hotels and a range of restaurants
- Common area conference room and break room available on the first and second floor





## Location

Crossgate Center is located within easy access to several major highways. Hotels, shopping and restaurants are all just minutes away.



## Rentable Areas (APPROX)

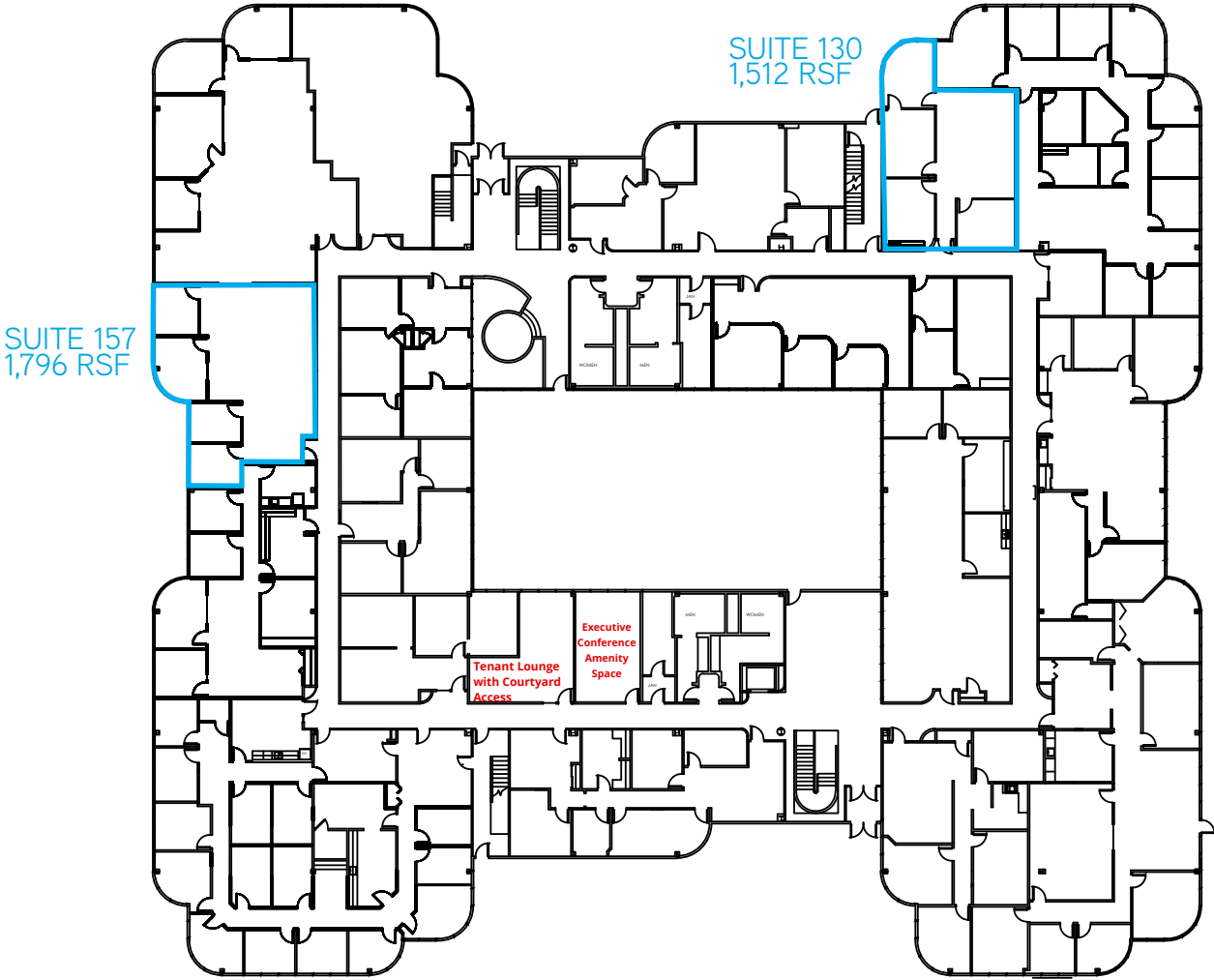
Suite 130	1,512 SF	Small suite with 3 offices and break room.
Suite 157	1,796 SF	4 private offices and open workspace.
Suite 247	1,461 SF	Efficient suite with 3 offices, conference and break room.

**Basic Lease Rate**

**\$18.95 FSG**

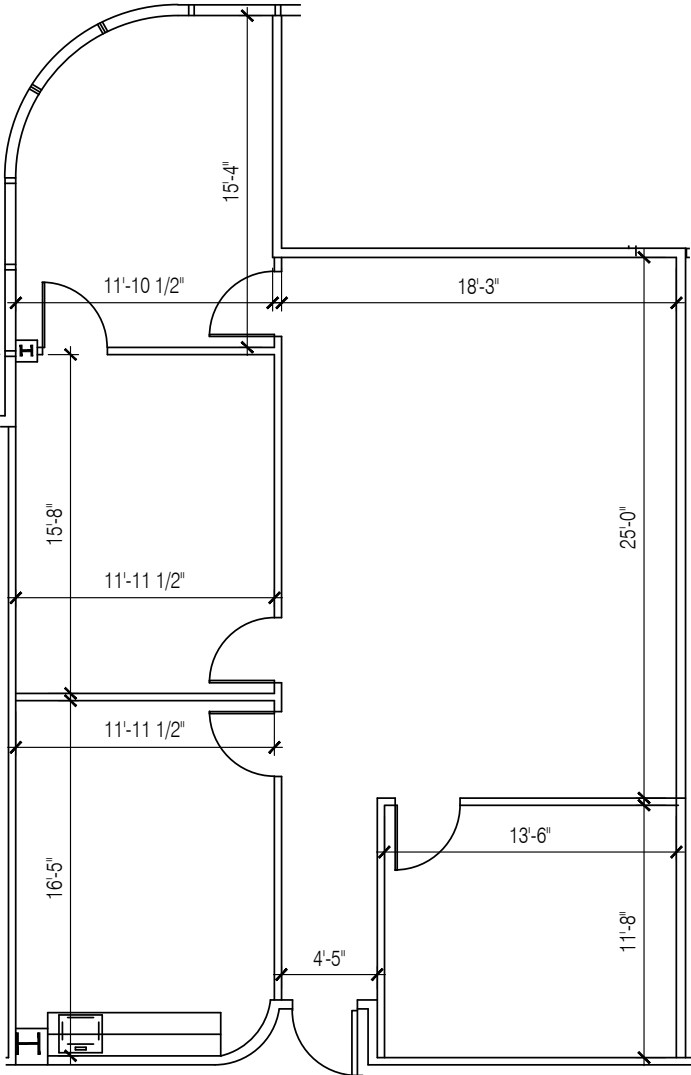
# Floor Plans - Crossgate Center

## First Floor



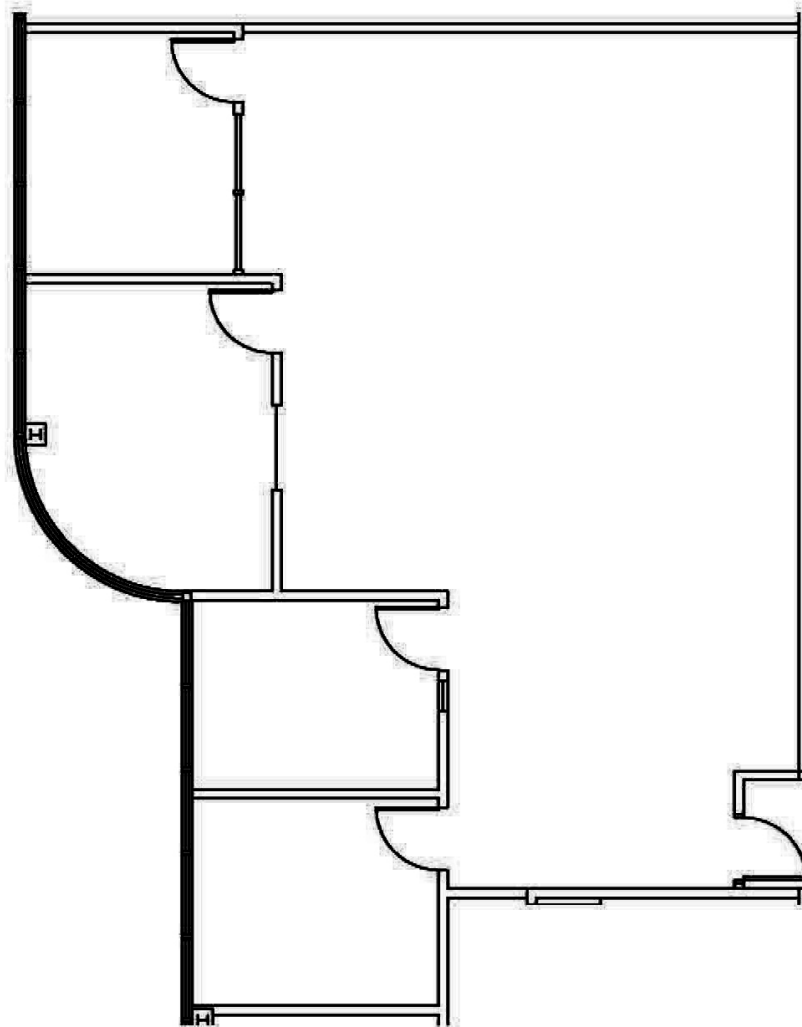
# Floor Plans - Crossgate Center

Suite 130 - 1,512 RSF



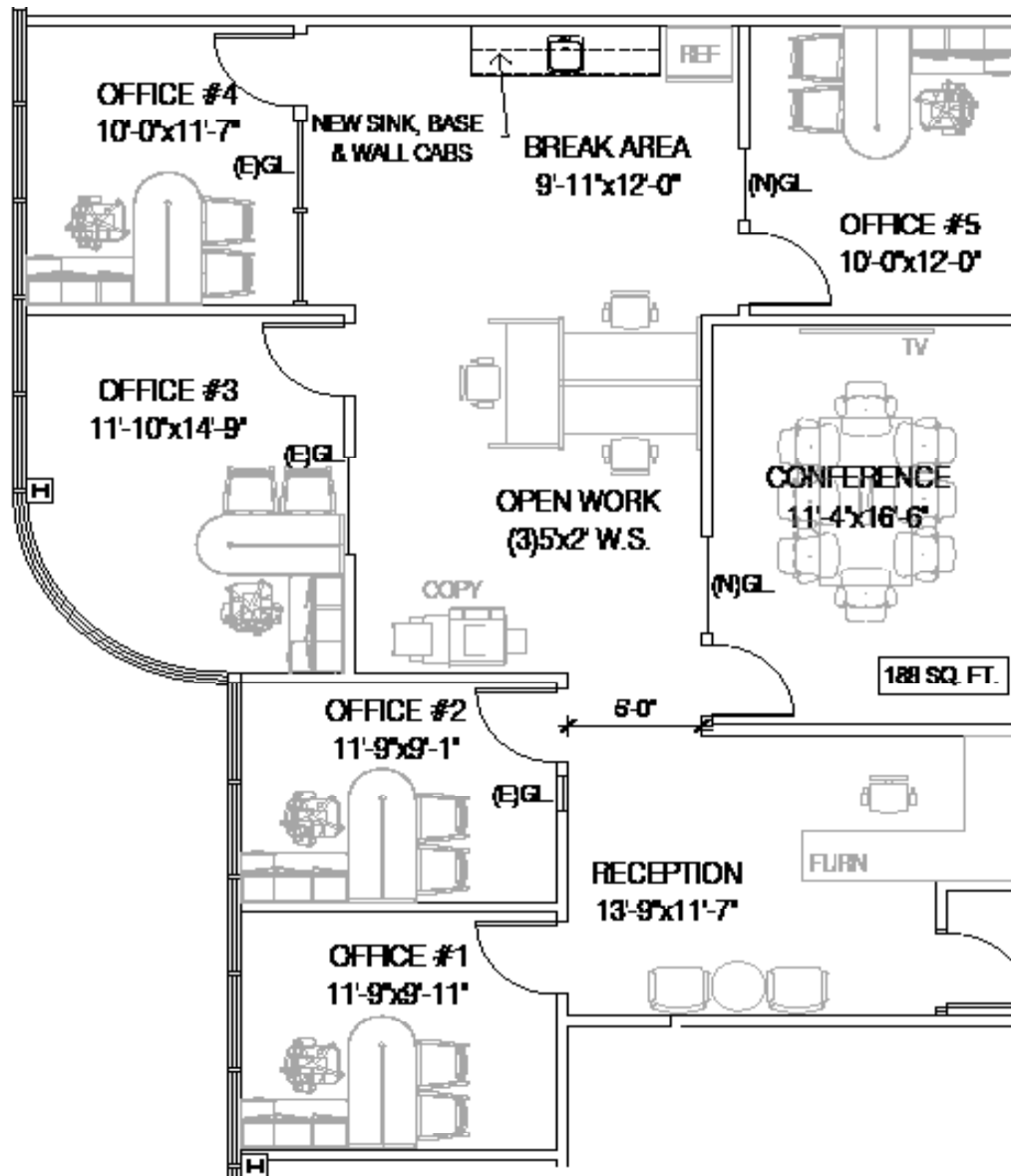
# Floor Plans - Crossgate Center

Suite 157 - 1,796 RSF



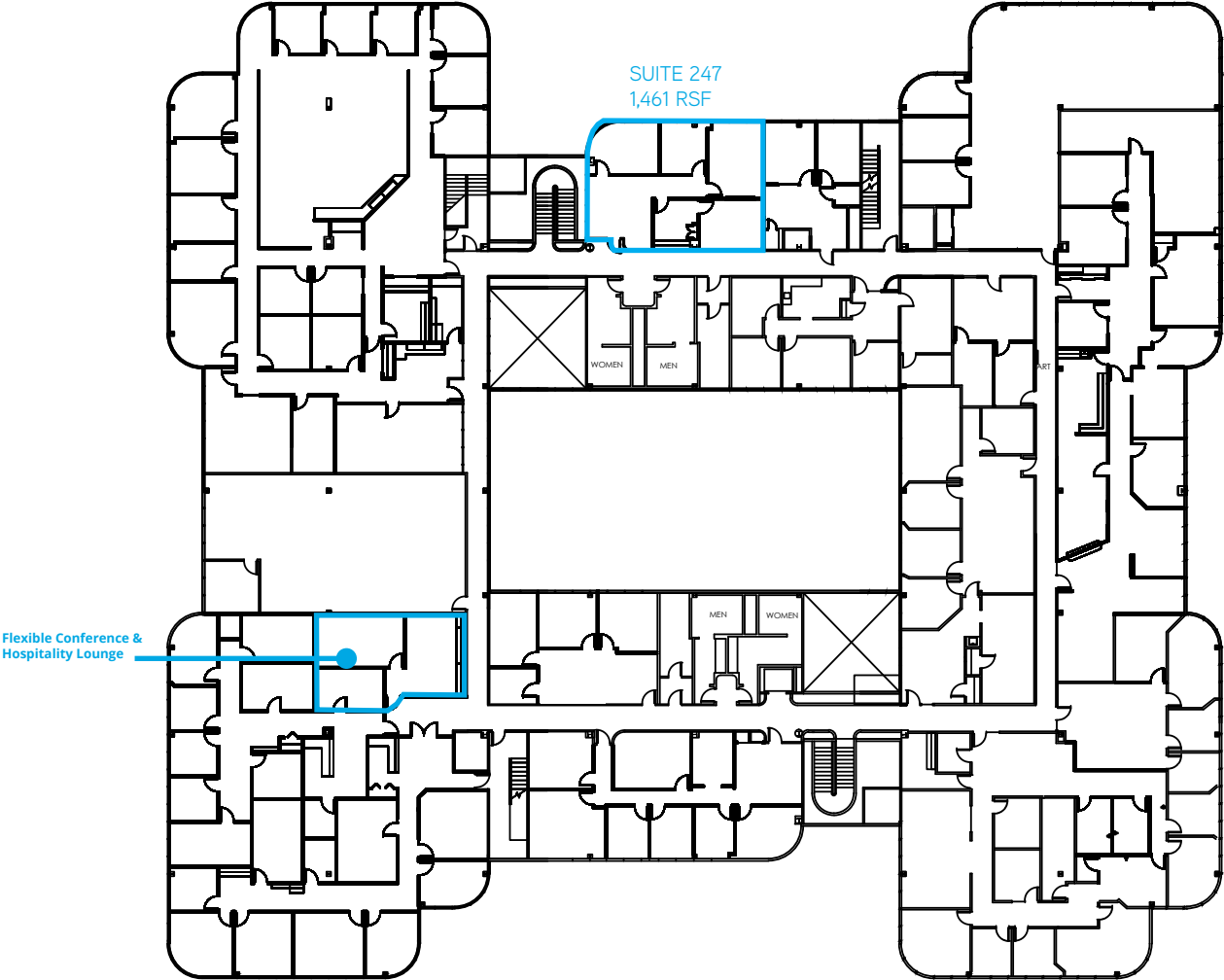
# Potential Spec Suite Option

Suite 157 - 1,796 RSF



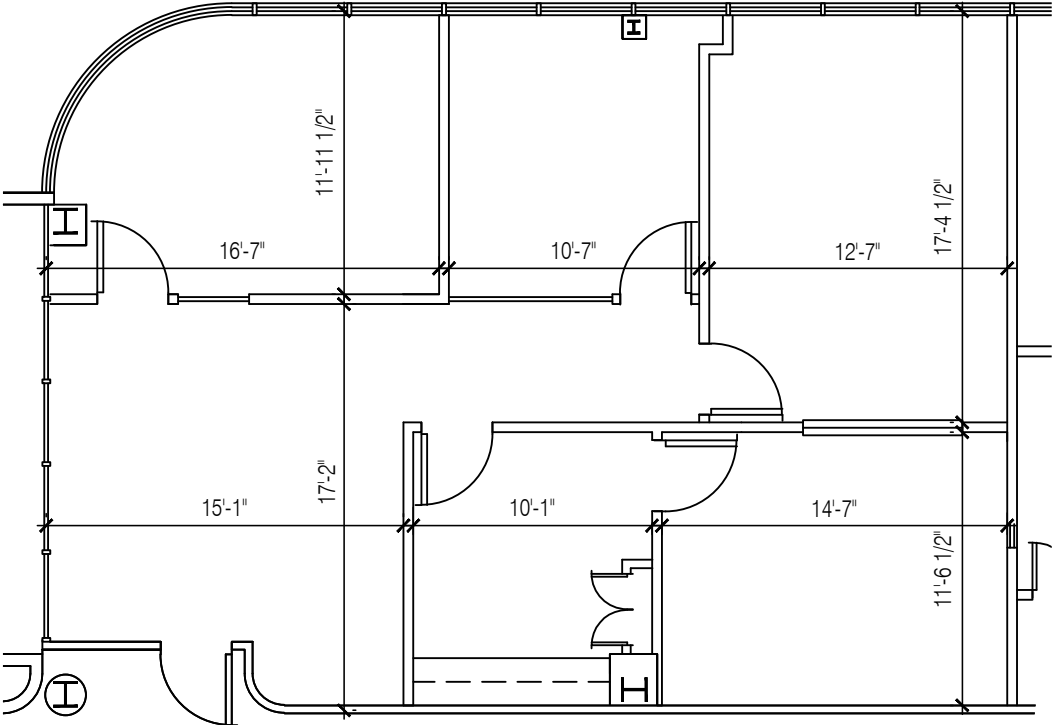
# Floor Plans - Crossgate Center

## Second Floor



# Floor Plans - Crossgate Center

Suite 247 - 1,461 RSF



# Property Photos



# CROSSGATE Center

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