



AVAILABLE SPACE

SUITE SIZE SF	BUILDING	SUITE	SPACE CONDITION	DATE AVAILABLE
±3,128	365	180	Spec Suite	April 2026
±3,587	365	260	Spec Suite	September 2026

PROPERTY FEATURES



TENANT LOUNGE & CONFERENCE CENTER
Anchored by Press Coffee



5.0 / 1000 SF PARKING RATIO
With Covered Parking Available



PROMINENT FRONTAGE
on Germann Road



MONUMENT SIGNAGE
Available for Larger Tenants



CREATIVE SPEC SUITES
With Modern Finishes Available



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