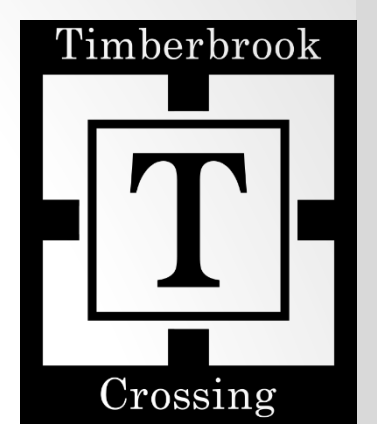




Timberbrook Crossing - Phase 1 Lease Opportunity (1110 Timberbrook Pkwy)



Only one space remaining in 25,000SF medical and educational complex

1110 Timberbrook Pkwy is a 5840 SF Hard Corner location with visibility from 3 sides.

Suite 100 is ~3300 SF but could be subdivided

Building is in “shell” condition and ready for finish-out

Tenant can use their own design/build team or developer can provide recommendations

Developer can provide “turnkey” solution if desired

Suite 200 is occupied by Justin Family and Pediatric

View from Timberbrook Pkwy
1110 Timberbrook Pkwy Suite 100

View from Timberbrook Pkwy
1110 Timberbrook Pkwy Suite 100





**HARRIER INVESTMENT
GROUP**

1110 Timberbrook Pkwy Floorplan Layout

Suite 100

- 3300 Total RSF
- Can subdivide
- Turnkey Options available
- Centered in medical and educational complex

