

# HARRIS RIDGE

A TWO-BUILDING, CLASS-A SINGLE-STORY FLEX / OFFICE PARK



## 6135 LAKEVIEW ROAD AVAILABILITIES

### Suite 100: ±20,068 SF

- ±7,775 SF office
- End-cap unit with substantial glass
- Brand new renovations underway (100 & 250)
- Three (3) dock high door positions available
- 18' clear height

### Suite 250: ±14,893 SF

- ±5,229 SF office
- End-cap unit with substantial glass
- Brand new renovations underway (100 & 250)
- Two (2) dock high door positions available
- 18' clear height

### Suite 450: ±5,830 SF

- 100% existing office/lab
- One (1) dock high door position available
- 18' clear height
- Existing office can be substantially reduced
- Completely renovated in 2022
- Can be combined with Suite 500 for a total of ±20,687 SF

### Suite 500: ±14,857 SF

- 100% existing office
- Two (2) dock high door positions available
- 18' clear height
- Existing office can be substantially reduced
- End-cap unit with substantial glass
- Completely renovated in 2022
- Can be combined with Suite 450 for a total of ±20,687 SF

## CONTACT

BILL WOOD | [WPW@TRINITY-PARTNERS.COM](mailto:WPW@TRINITY-PARTNERS.COM) | 704.906.2763

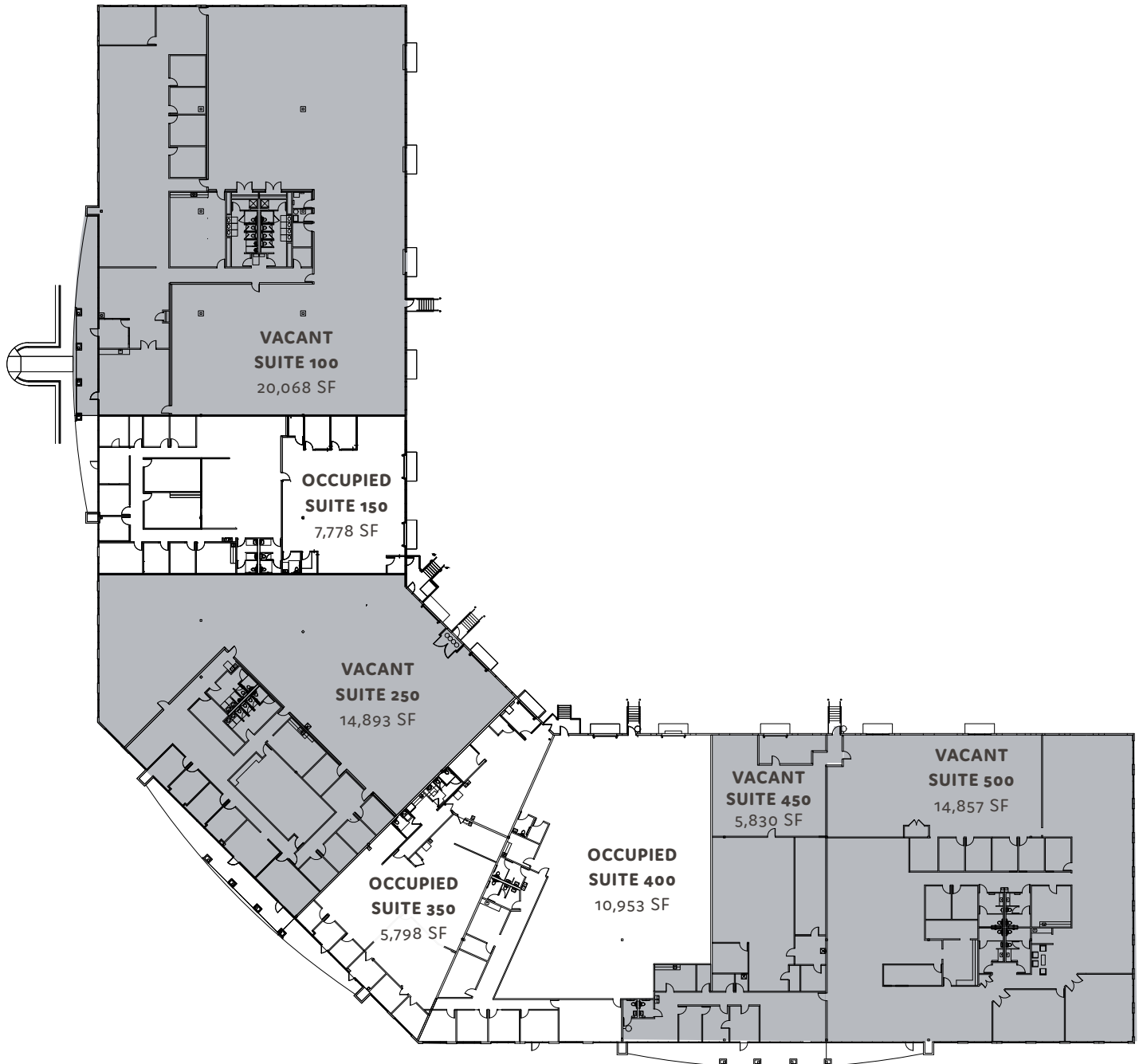
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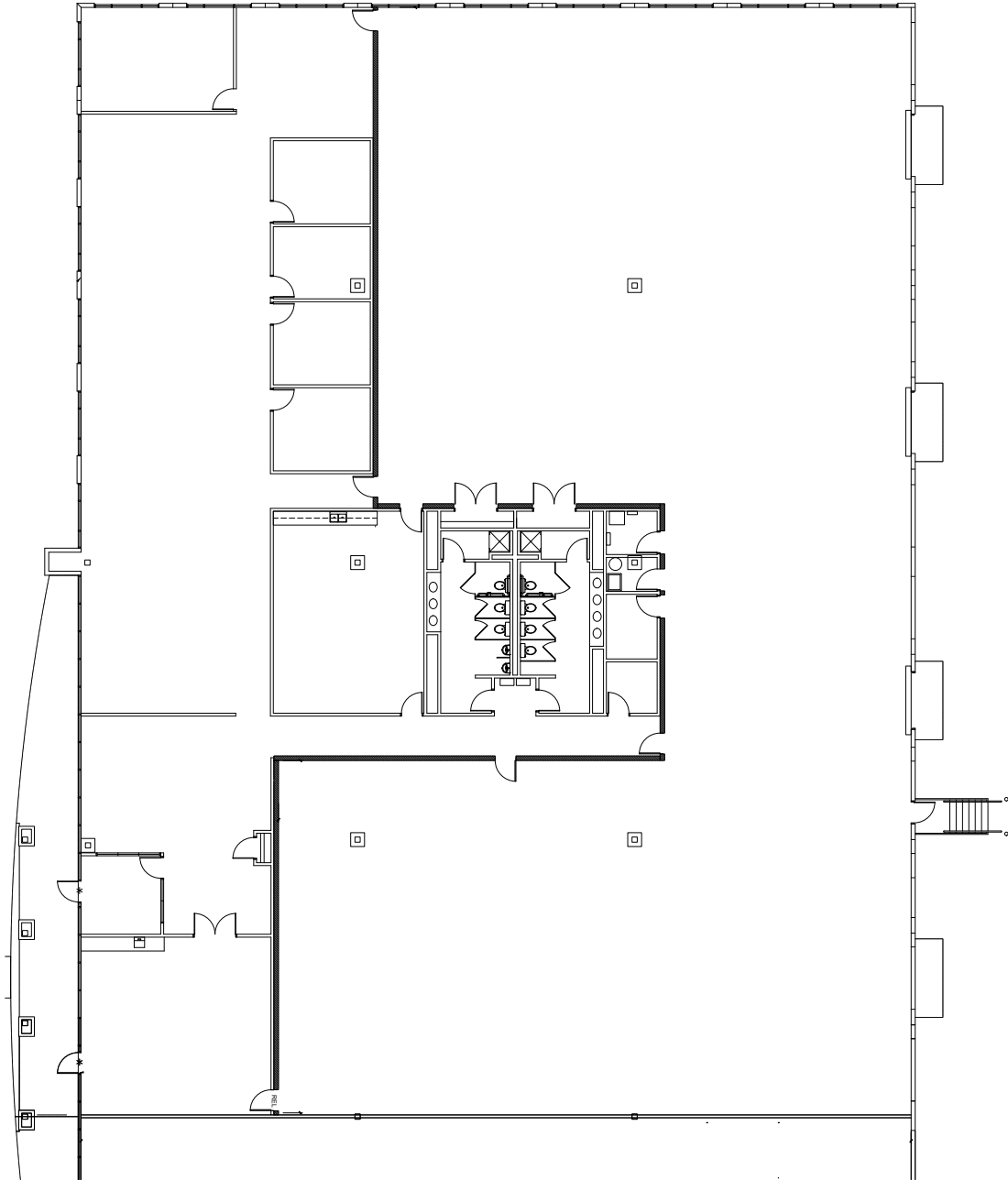
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# 6135 LAKEVIEW ROAD

**SUITE 100** | ±20,068 SF

Spec Suite - Renovations Underway



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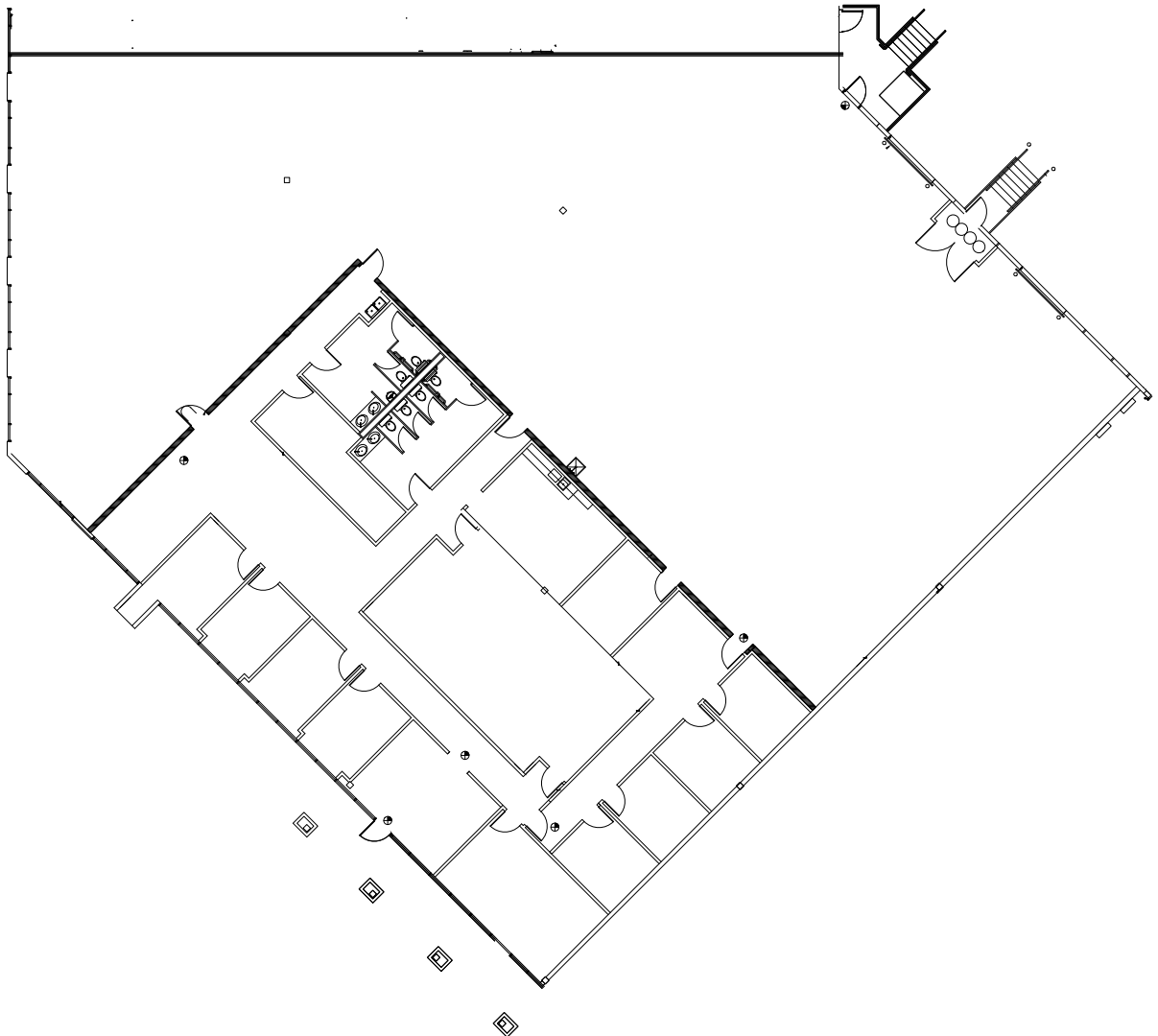
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# 6135 LAKEVIEW ROAD

**SUITE 250** | ±14,893 SF

Spec Suite - Renovations Underway



The information contained herein has been provided by the property owner and is deemed reliable but not guaranteed. All square footages, dimensions, features, and specifications are believed to be accurate to the best of current knowledge but are subject to change without notice. Prospective purchasers or tenants should independently verify all information and conduct their own due diligence. The broker makes no representations or warranties, express or implied, regarding the property.

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