

1650 HARBOR BAY PARKWAY

SUITE 100 TWO TENANT OPTION ±22,217 SF TOTAL

SUITE HIGHLIGHTS

- Existing back-up generator
- Roll-up door exists with additional roll-up doors permitted
- Approximately 38% office and 62% lab / shipping & receiving / assembly
- Flexible buildout options – life science, flex space, R&D and manufacturing uses possible
- Dedicated power to this suite would be 1100 amps at 480 volts which equates to total watts of 53 watts psf



*CAN BE COMBINED INTO A LARGER SUITE AND/OR A TOTAL AVAILABILITY OF 22,217 SF APPROXIMATELY (7,093 SF + 15,124 SF)