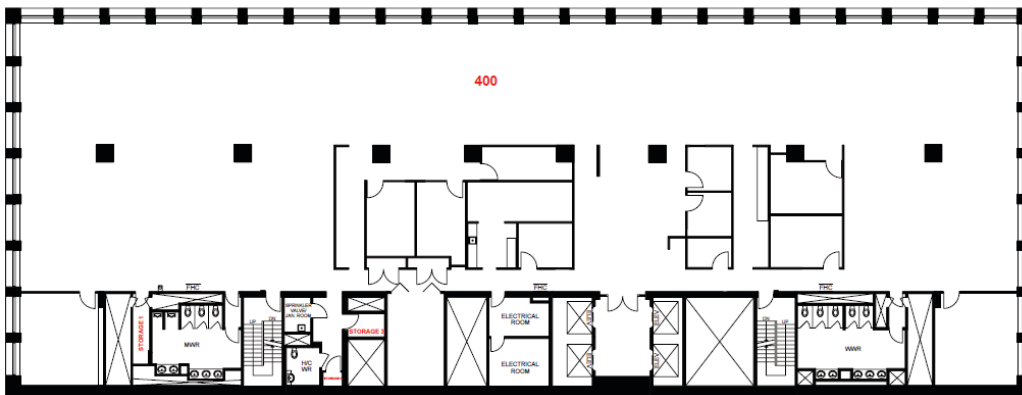


Updated: 2025

# Suite Features

21 Melinda Street  
—  
Commerce Court



**Suite**  
400

**Rentable Area**  
13,629 SF

**Availability:** Immediately

**Operating costs:**  
\$23.45 per SF

**Realty taxes:**  
\$11.84 per SF

**Total additional rent:**  
\$36.29 per SF

**Key features:**

- Contiguous block of 122,000 SF over 9 floors
- Built out space
- Efficient floor plates with minimal columns
- Large windows with ample natural light

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