

**OVER 1 MILLION SF OF FUTURE DEVELOPMENT**



**Three-Story Office Building**

6190 Guardian Gateway	75,000 SF	LEED SILVER
6200 Guardian Gateway	75,000 SF	LEED SILVER
6210 Guardian Gateway	75,000 SF	LEED SILVER
6220 Guardian Gateway	FUTURE	LEED DESIGNED
6230 Guardian Gateway	FUTURE	LEED DESIGNED
6260 Guardian Gateway	74,321 SF	LEED SILVER
6280 Guardian Gateway	74,334 SF	LEED SILVER

**Three-Story Office Specifications**

LEED	Certified Silver
Suite Sizes	1,252 up to 75,000 SF
Ceiling Height	10 ft. clear minimum
Elevator	Yes
Parking	5 spaces per 1,000 SF
Exterior	ATFP

**Single-Story Office Buildings**

6150 Guardian Gateway	25,160 SF	LEED DESIGNED
6160 Guardian Gateway	21,080 SF	LEED GOLD
6170 Guardian Gateway	25,160 SF	LEED GOLD
6180 Guardian Gateway	29,410 SF	LEED GOLD
6245 Guardian Gateway	31,280 SF	LEED SILVER

**Single-Story Office Specifications**

LEED	Certified Gold & Silver
Suite Sizes	1,245 up to 31,280 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior	ATFP

**Flex/R&D Buildings**

6145 Guardian Gateway	57,120 SF	LEED CERTIFIED
6155 Guardian Gateway	42,120 SF	LEED CERTIFIED
6162 Guardian Gateway	60,120 SF	FUTURE
6164 Guardian Gateway	36,120 SF	FUTURE
6165 Guardian Gateway	51,120 SF	LEED GOLD
6166 Guardian Gateway	33,040 SF	FUTURE
6175 Guardian Gateway	54,120 SF	LEED GOLD
6240 Guardian Gateway	59,977 SF	

**Flex/R&D Specifications**

LEED (on select buildings)	Certified Gold
Suite Sizes	2,520 up to 59,977 SF
Ceiling Height	16 ft. clear minimum
	6145, 6155, 6162, 6164, & 6166 Guardian Gateway
	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber or TPO
Exterior	ATFP
Loading	Dock or drive-in