

SUBLEASE  
4260  
FOREST PARK AVE





# 4260 FOREST PARK AVE

## DETAILS

- RARE OPPORTUNITY IN THE CORTEX DISTRICT
- PREMIUM CLASS A OFFICE & LAB SPACE
- ACCESS TO COMMUNAL MEETING ROOMS & OPEN OFFICE AREA
- ADJACENT TO VICIA RESTAURANT & ALOFT HOTEL
- NEAR THE CENTRAL WEST END NEIGHBORHOOD WITH IMMEDIATE PROXIMITY TO I-64 & FOREST PARK PARKWAY
- INNOVATIVE SPACE AND TENANT MIX



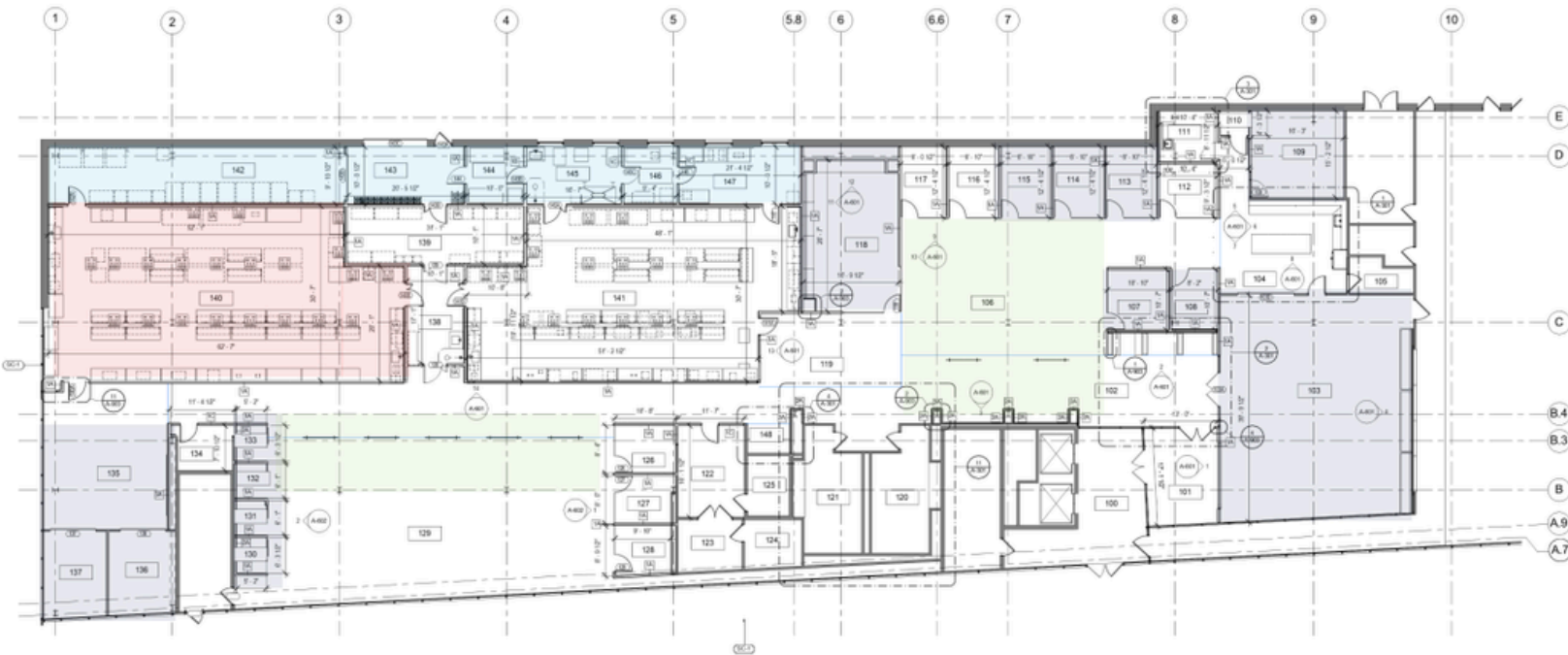
- SUBLEASE RATE: \$26.00 PSF NNN
- AVAILABILITY:
  - 1,600 – 13,000 SF





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## CONCEPTUAL SPACE PLAN



Dedicated lab

Communal Lab

Communal Meeting rooms/areas

Open plan office

ROOM SCHEDULE - 1ST FLOOR	
Number	Name
00	RECEIVING LOBBY
01	RECEPTION
02	TRIAL/ETH
03	ALL WINGS
04	PHOTOPY
05	STORAGE
06	OFFICE
07	MEETING
08	RECEPTION
09	STORAGE
10	WELLNESS
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147	OFFICE

- GENERAL NOTES: FLOOR PLANS**
1. UNLESS OTHERWISE NOTED, ALL PARTITIONS SHALL BE 1/2" Gypsum Board on Metal Studs.
  2. CONTROL JOINTS PROVIDE CONTROL JOINTS ACCORDING TO AIA AND AIA SPECIFICATIONS APPROVED BY ARCHITECT TO VISUAL EFFECT. WHEN POSSIBLE ALIGN WITH DOOR FRAME.
  3. PROVIDE 1/2" METAL STUDS AT ALL PARTITIONS WHERE NEW WALLS OR NEW LINES ARE LOCATED.
  4. PROVIDE GARAGE DOOR AT ALL BREAK ROOMS.
  5. ALL UNPAID REPAIRS OR REPLACED BUILDING STANDARD TO BE IDENTIFIED. SUPPLY NEW GLAZING AS REQUIRED WITH PARTITION LOCATIONS.
  6. FOR CORNER LOCATIONS & INFORMATION REFERENCE PLANS AND INTERIOR DETAILS.

**KEYED NOTES - ARCHITECTURAL**



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## ALTERNATIVE SPACE PLAN



Dedicated lab
Communal Lab
Communal Meeting rooms/areas
Open plan office

ROOM SCHEDULE - 1ST FLOOR	
Number	Name
100	RECEPTION LOBBY
101	RECEPTION
102	TOILETS
103	ALL WORK
104	PROPERTY
105	STORAGE
106	OFFICE
107	OFFICE
108	OFFICE
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110	STORAGE
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- GENERAL NOTES: FLOOR PLANS**
1. LAND ALL PROVISIONS TO BE PARTITION TYPE "M".
  2. CONTROL JOINTS PROVIDE CONTROL JOINTS ACCORDING TO J. BAR AND IN SPECIFIC LOCATIONS APPROVED BY ARCHITECT FOR VISUAL EFFECT - REPAIR FINISHES AS PER DESIGN FRAME.
  3. PROVIDE 1/2" METAL STUDS AT ALL PARTITIONS WHERE NON-FULL WALLS DO NOT LINES ARE LOCATED.
  4. ALL SCHEDULES, REPAIRS OR REPLACED BUILDING STANDARDS TO BE MAINTAINED. SUPPLY NEW BUILDING REQUIREMENTS WITH PARTITION LOCATIONS.
  5. FOR CORNER CHAIRS LOCATIONS & INFORMATION REFERENCE PLANS AND INTERIOR DETAILS.

**KEYED NOTES - ARCHITECTURAL**



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