



4605 E. Elwood St.



EXCELLENT
FREEWAY VISIBILITY



VIBRANT
CAMPUS FEEL



NEWLY RENOVATED
COURTYARD



AIRPORT
PROXIMITY



REDESIGNED LOBBY
& COMMON AREAS

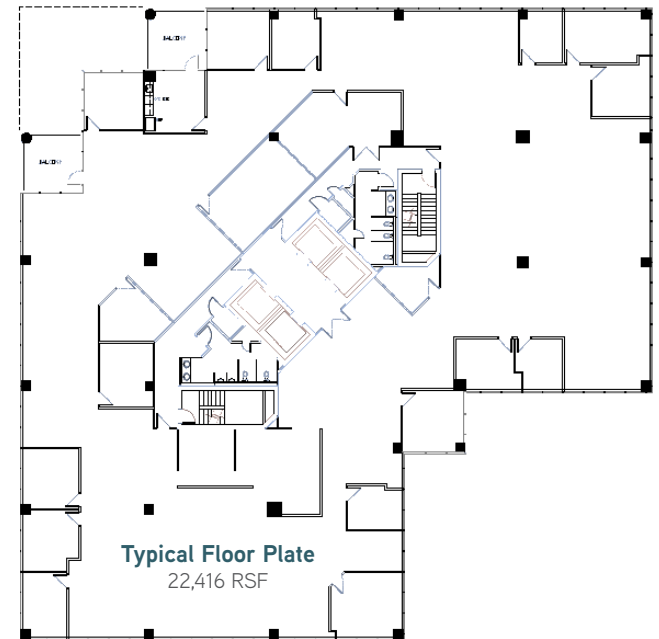


6:1,000
PARKING



UNPARALLELED BUILDING
SIGNAGE OPPORTUNITIES

**Total
Building SF**
±123,448 SF



Available Power Characteristics

Supplier: SRP

Primary voltage: 3 Phase 480/277 voltage

Maximum: 3,000 AMPS

Emergency generator: Powers emergency lighting, stairs and elevators

Electrical rooms are individually located on each floor with room for expansion.

Data/Telephone Availability

Qwest: Fiber Optic 12 MEG upload/20 MEG download

COX: HFC (Hybrid Fiber Coax)

5 MBPS upload 50 MBPS download

**For Leasing Information
Please Contact**

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Supplier: SRP

Primary voltage: 3 Phase 480/277 voltage

Maximum: 3,000 AMPS

2 Emergency generators: Generator one – 810 KW

Currently service data center: Generator two – 500 KW

Both with automatic transfer switches, electrical rooms, individually located on each floor with room for expansion. Data Center is $\pm 2,500$ SF on the second floor, with a smaller data center on the first floor. Equipped with FM200 fire system. Tate raised floor.

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COX: HFC (Hybrid Fiber Coax)

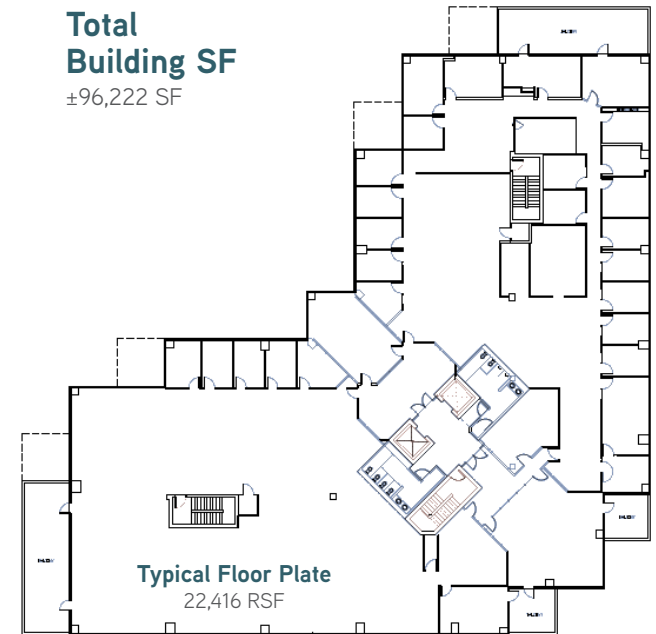
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**Total
Building SF**
 $\pm 96,222$ SF



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