

FOR LEASE

# FIRST & CEDAR

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# PROPERTY HIGHLIGHTS



## PROFESSIONAL

First-class experience without densely packed floors

Pet-free (except service animals)

Great location

On-site management



## TENANT SAFETY

Low density occupancy

Low visitor traffic


Secure lobby

Air ionization system

High-quality air filtration (MERV 13 filters)



## AMENITIES

Building conference room 

Bike storage

Secure parking

Shower



## FINANCIAL CERTAINTY

No operating expense pass-throughs

No complicated billing statements

No building re-measurements during lease term

## OFFICE AVAILABILITY

SUITE 310	878 SF	<a href="#">View floor plan</a>
SUITE 340	2,371 SF	<a href="#">View floor plan</a>
SUITE 350	2,018 SF	<a href="#">View floor plan</a>
SUITE 340 + 350	4,389 SF	<a href="#">View floor plan</a>
SUITE 400	2,365 SF	<a href="#">View floor plan</a>
SUITE 500	2,324 SF	<a href="#">View floor plan</a>
SUITE 520	2,145 SF	<a href="#">View floor plan</a>
SUITE 530	2,450 SF	<a href="#">View floor plan</a>
SUITE 540	1,536 SF	<a href="#">View floor plan</a>
SUITE 500 - 540	8,455 SF	<a href="#">View floor plan</a>

**\$24/SF/YEAR**

ASKING RATE