

FOR LEASE Tri-County Office Properties

110 Boggs Ln | 130, 150, 155 and 175 Tri -County Pkwy

110 Boggs Ln

150 Tri-County Pkwy

130 Tri-County Pkwy

175 Tri-County Pkwy

155 Tri-County Pkwy

NAI Bergman

FOR MORE INFORMATION PLEASE CONTACT:

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HOME

HIGHLIGHTS

AVAILABLE

AREA

EXECUTIVE SUMMARY

NAI Bergman is pleased to offer a select portfolio of office properties located in the Tri-County region. The four professionally owned and managed office properties offer an abundance of amenities to tenants while having competitive rental rates.

- Asking \$12.95/SF MG
- Professional Onsite Management
- Abundance of Parking
- Easy Access to I-275
- Flexible Floor Plans Available
- Common Conference Room Access
- Surrounded by Retail, Hotels and Restaurants



OWNERSHIP

Olymbec owns and manages a diverse portfolio of industrial, office, retail and residential properties throughout Canada and the United States. With up to 13 million square feet owned in Canada and 14 million square feet in the United States, Olymbec owns over 27 million square feet across 300 properties in North America.



OLYMBEC

<http://www.olymbec.com/>

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HIGHLIGHTS

AVAILABLE

AREA

BUILDING AVAILABILITY

110 Boggs Ln.	
SUITE	SQFT
124	1,555
175	836
200	2,964
225	1,505
235	2,247
244	2,416
247	1,917
265	2,126
300	540

110 Boggs Ln	
SUITE	SQFT
305	1,589
310	1,154
330	3,004
351	3,200
380	6,736
460	6,853

130 Tri-County Pkwy	
SUITE	SQFT
105	1,807
107	378
110	1,986
Floor 3	9,904
Floor 4	9,815

150 Tri-County Pkwy	
FLOOR	SQFT
Floor 1	8,480
Floor 2	9,910
Floor 3	9,873
Floor 4	9,879

155 Tri-County Pkwy	
SUITE	SQFT
225	1,520
255	2,557

175 Tri-County Pkwy	
SUITE	SQFT
100/106	9,010
110	766
120	7,108
200	30,872
20	1,953
40	2,102
45	2,315
50	1,554
60	1,145
65	3,487

110 Boggs Ln. – Tri-View Offices

Total SF	107,842 SF
Largest Space	6,853 RSF
Smallest Space	540 RSF
Built In	1981
Rental Rate	\$12.95/SF

Features

- Beautiful Multistory Atrium
- 4.93/1,000 Parking Ratio
- Common Conference Room Available



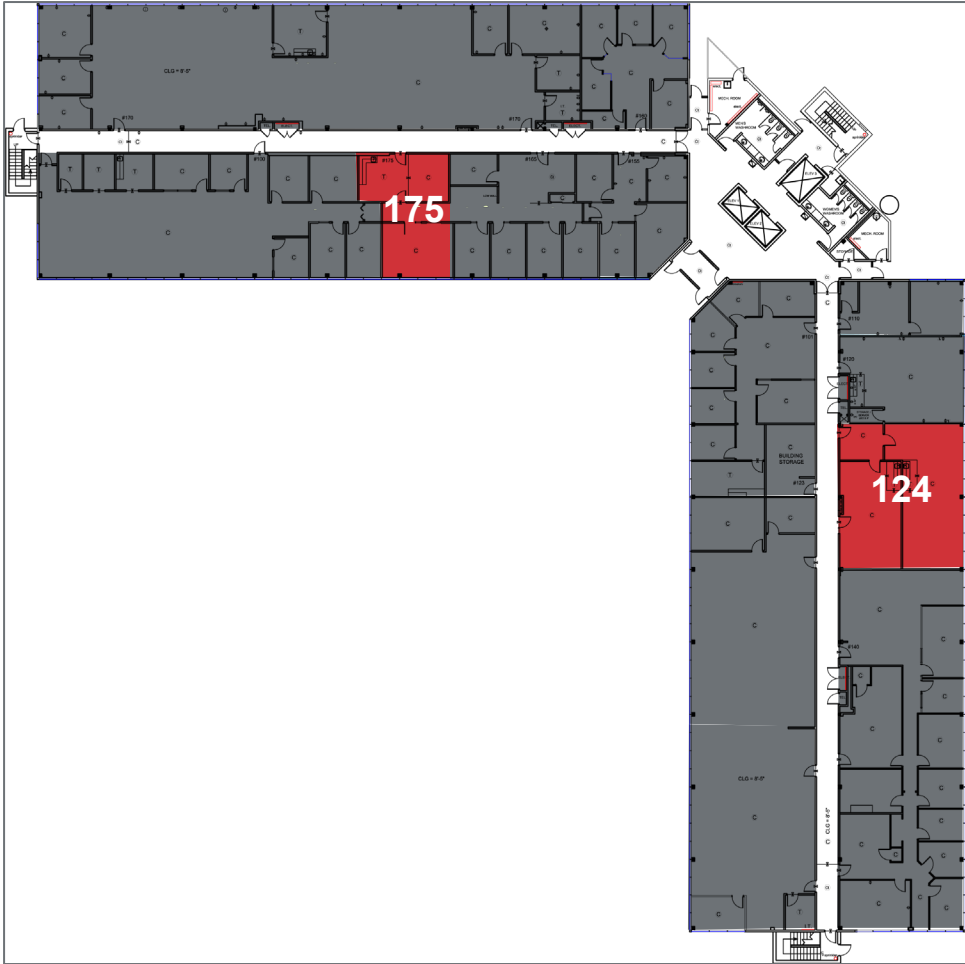
110 Boggs Ln – Floor 1

AVAILABLE

SUITE	SQFT	VIDEO
124	1,555	
175	836	

LEASED

AVAILABLE



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110 Boggs Ln – Floor 2

AVAILABLE

SUITE	SQFT	VIDEO
200	2,964	
225	1,505	
235	2,247	
244	2,416	
247	1,917	
265	2,126	



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110 Boggs Ln – Floor 3


AVAILABLE		
SUITE	SQFT	VIDEO
300	540	
305	1,589	
310	1,154	
330	3,004	
351	3,200	
380	6,736	



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110 Boggs Ln – Floor 4

AVAILABLE

SUITE	SQFT	VIDEO
460	6,853	

LEASED

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HOME

HIGHLIGHTS

AVAILABLE

AREA

130 Tri-County Pkwy. – Tri-County Financial Center

Total SF	38,154 SF
Largest Space	863 RSF
Smallest Space	638 RSF
Built In	1975
Rental Rate	\$12.95/SF

Features

- 98% Occupied Building
- 3.47/1,000 Parking Ratio
- Common Conference Room Available
- Second Floor Corner Office Space Available

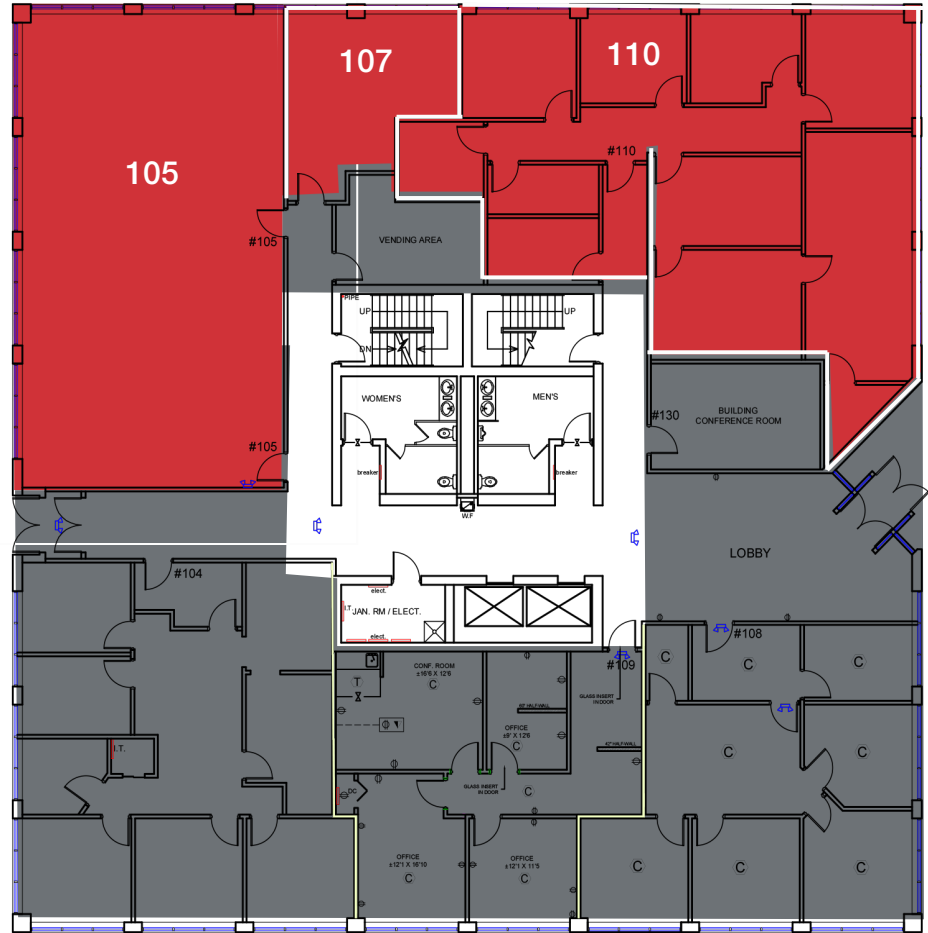


130 Tri-County Pkwy – Floor 1

AVAILABLE		
SUITE	SQFT	VIDEO
105	1,807	
107	378	
110	1,986	

LEASED

AVAILABLE

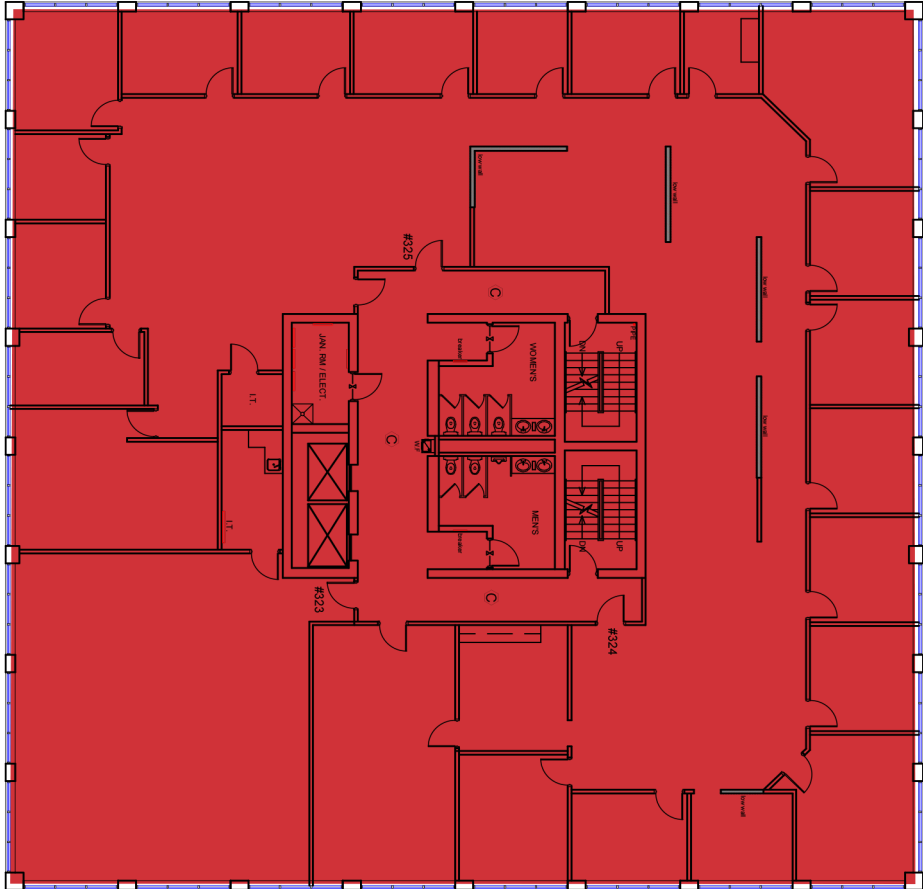


130 Tri-County Pkwy – Floor 3

AVAILABLE 207		
FLOOR	SQFT	VIDEO
3	9,904	

LEASED

AVAILABLE



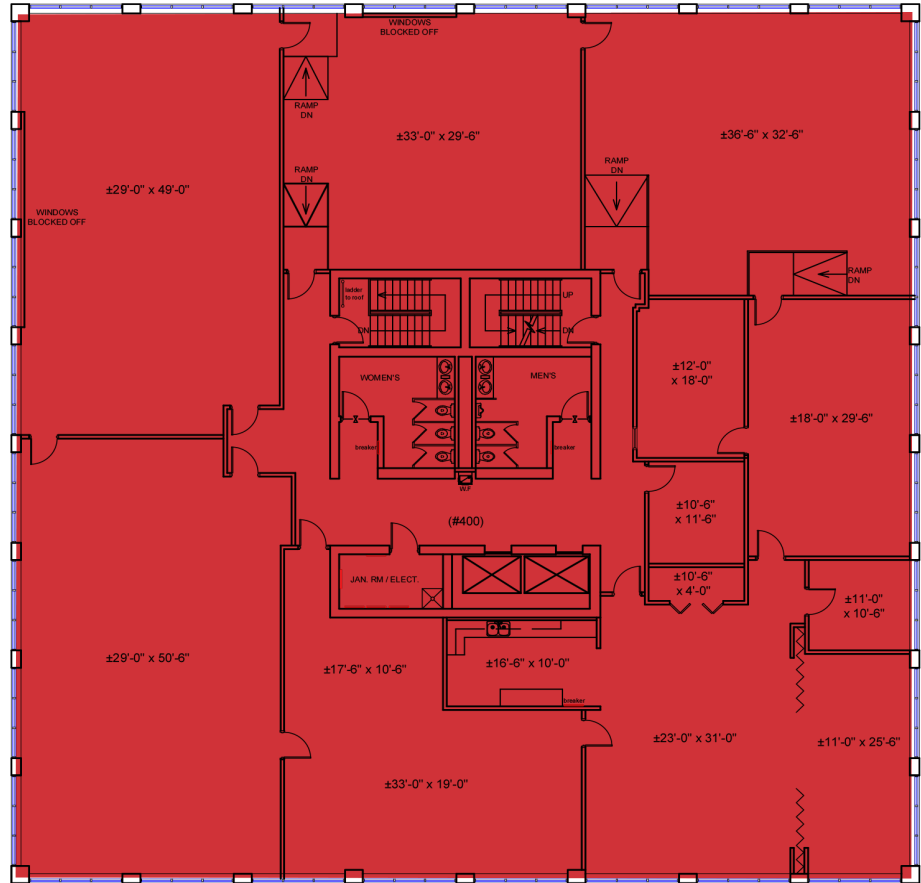
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130 Tri-County Pkwy – Floor 4

AVAILABLE 207		
FLOOR	SQFT	VIDEO
4	9,815	

LEASED

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150 Tri-County Pkwy. – Tri-County Financial Center

Total SF	38,141 SF
Largest Space	38,141 SF
Smallest Space	8,480 SF
Built In	1975
Rental Rate	\$9.95/SF – Whole Floor

Features

- Opportunity for full building occupancy
- 3.47/1,000 Parking Ratio

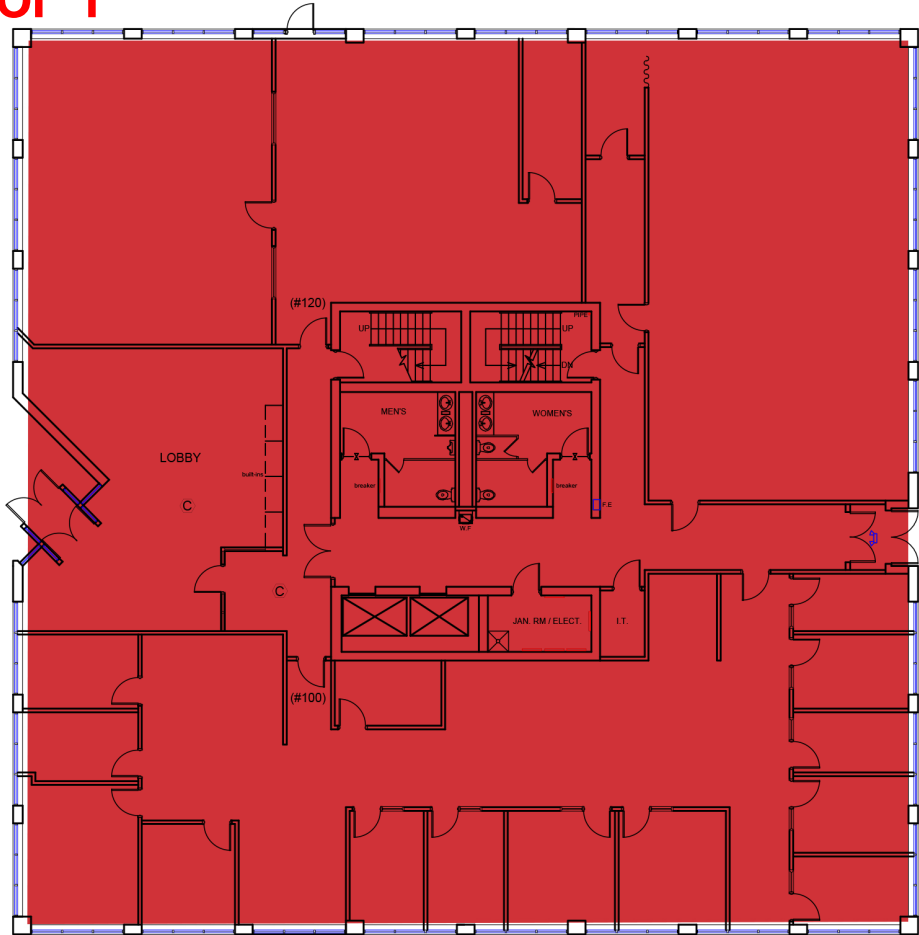


150 Tri-County Pkwy – Floor 1

AVAILABLE 207		
FLOOR	SQFT	VIDEO
1	8,480	

LEASED

AVAILABLE



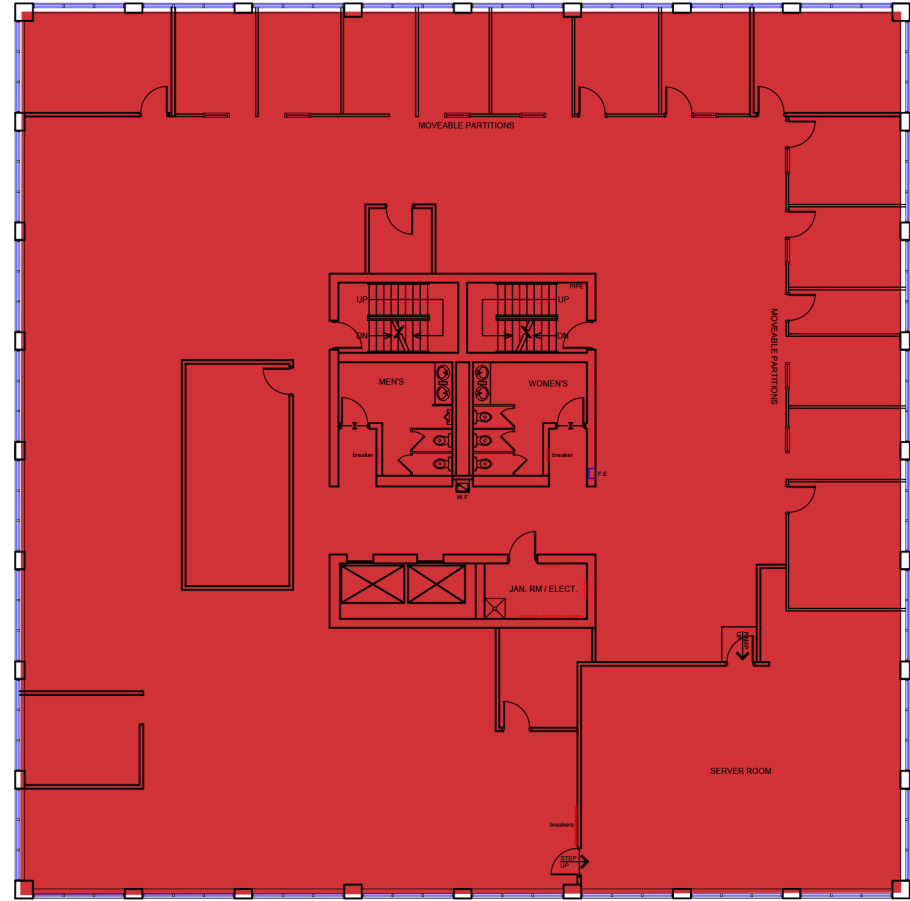
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150 Tri-County Pkwy – Floor 2

AVAILABLE 207		
FLOOR	SQFT	VIDEO
2	9,910	

LEASED

AVAILABLE



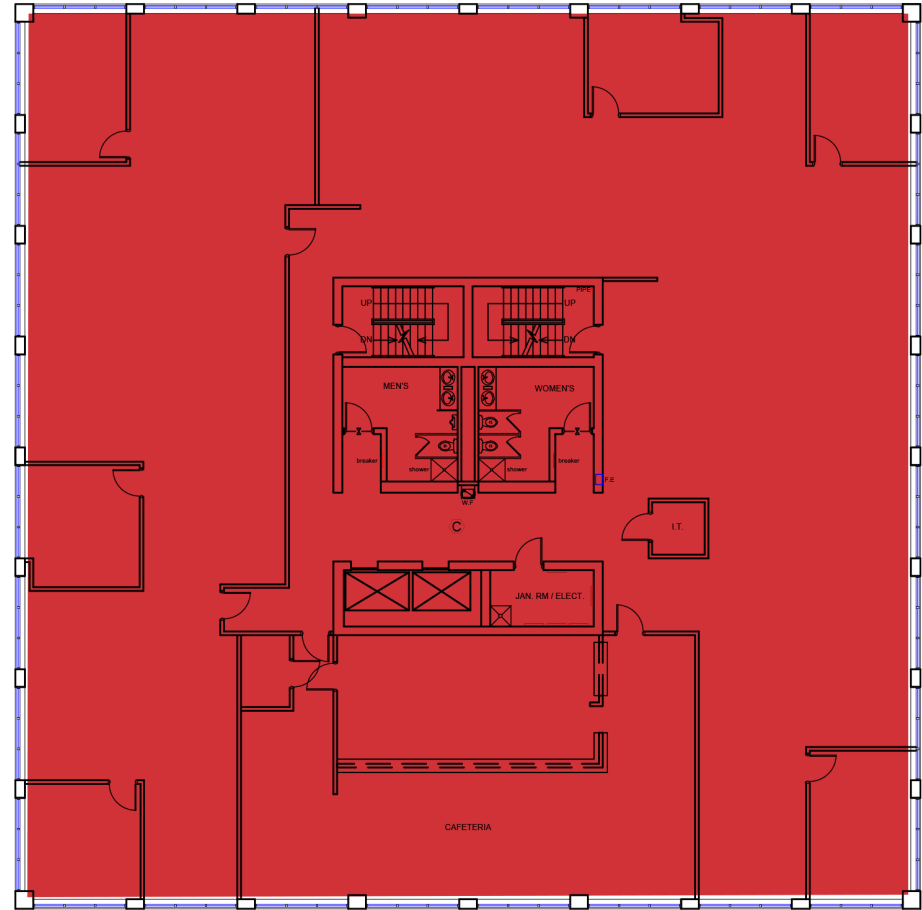
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150 Tri-County Pkwy – Floor 3

AVAILABLE 207		
FLOOR	SQFT	VIDEO
3	9,873	

LEASED

AVAILABLE



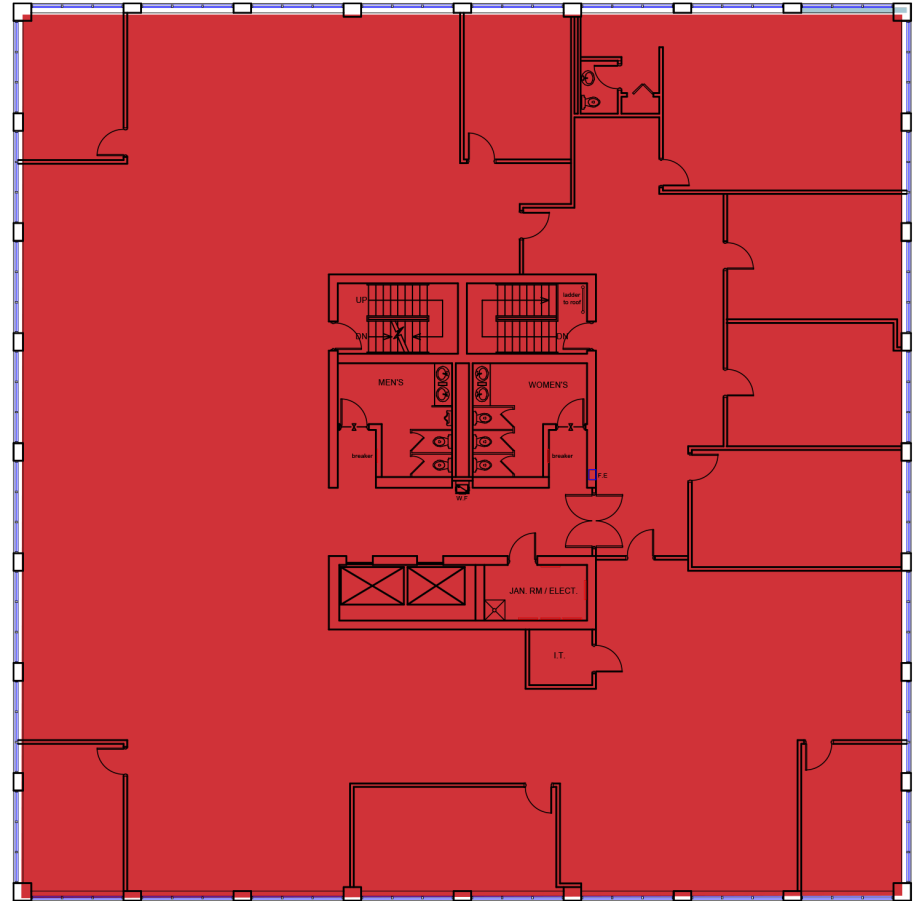
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150 Tri-County Pkwy – Floor 4

AVAILABLE 207		
FLOOR	SQFT	VIDEO
4	9,879	

LEASED

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155 Tri-County Pkwy.


Total SF	42,923 SF
Largest Space	3,411 RSF
Smallest Space	531 RSF
Built In	1980
Rental Rate	\$12.95/SF

Features

- Professional Open Lobby
- 4.46/1,000 Parking Ratio
- Common Conference Room Available
- Attractive Office Space Finishes

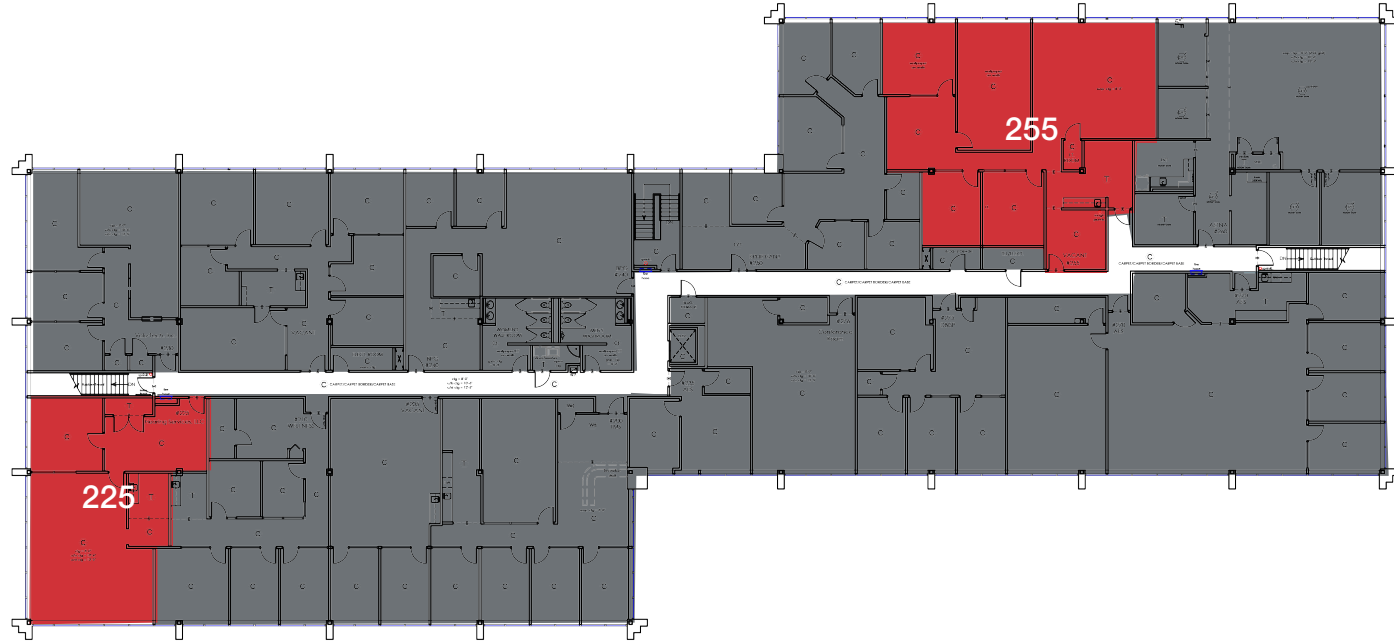


155 Tri-County Pkwy – Floor 2

155 Tri-County Pkwy		
SUITE	SQFT	VIDEO
225	1,520	
255	2,557	

LEASED

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175 Tri-County Pkwy. – Tri-County Business Park

Total SF	81,971 SF
Largest Space	30,872 RSF
Smallest Space	766 RSF
Built In	1975
Rental Rate	\$12.95/SF

Features

- Professional Large Lobby
- 4.94/1,000 Parking Ratio
- Common Conference Room Available
- Attractive Office Space Finishes



175 Tri-County Pkwy – Floor 1

AVAILABLE		
SUITE	SQFT	VIDEO
100/106	9,010	
110	766	
120	7,108	
150/175	6,610	

LEASED

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HOME

HIGHLIGHTS

AVAILABLE

AREA

175 Tri-County Pkwy – Floor 2

AVAILABLE

SUITE	SQFT	VIDEO
200	30,872	

LEASED

AVAILABLE



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175 Tri-County Pkwy – Lower Level

175 Tri-County Pkwy

SUITE	SQFT	VIDEO
20	1,953	
40	2,102	
45	2,315	
50	1,554	
60	1,145	
65	3,487	



LEASED

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RETAILER MAP

