



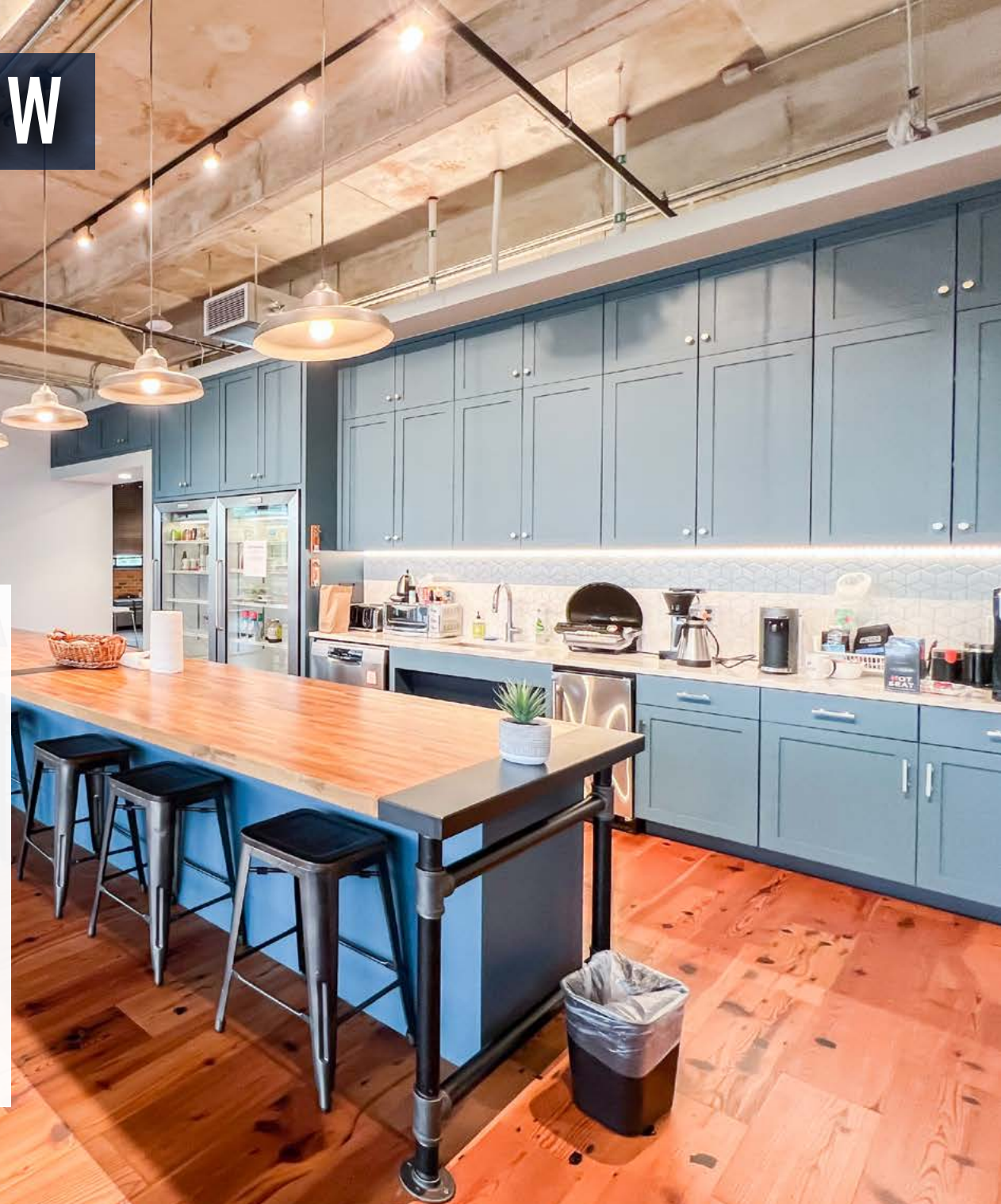
4009 MARATHON

8,797 SF - 17,594 SF PLUG & PLAY SUBLEASE AVAILABLE NOW

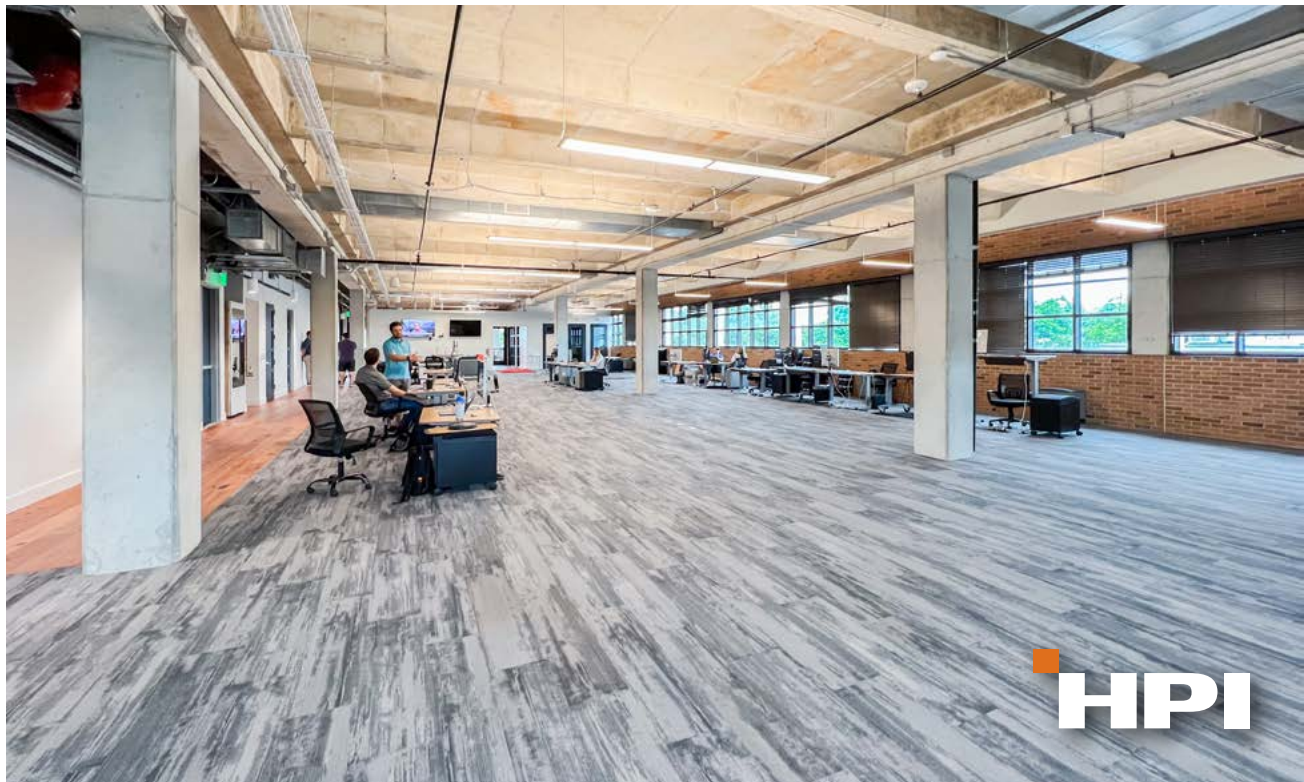
PROPERTY OVERVIEW

4009 MARATHON BLVD SUITE 100 & 200

Size:	8,797 SF - 17,594 SF
Availability:	Immediate
Suite 100 Lease Expiration:	Sept. 30, 2027
Suite 200 Lease Expiration:	March 31, 2026
Rental Rate:	Contact Broker
2023 Est. Operating Expenses:	\$19.59/SF
Parking:	2/1,000 SF



SUITE 100

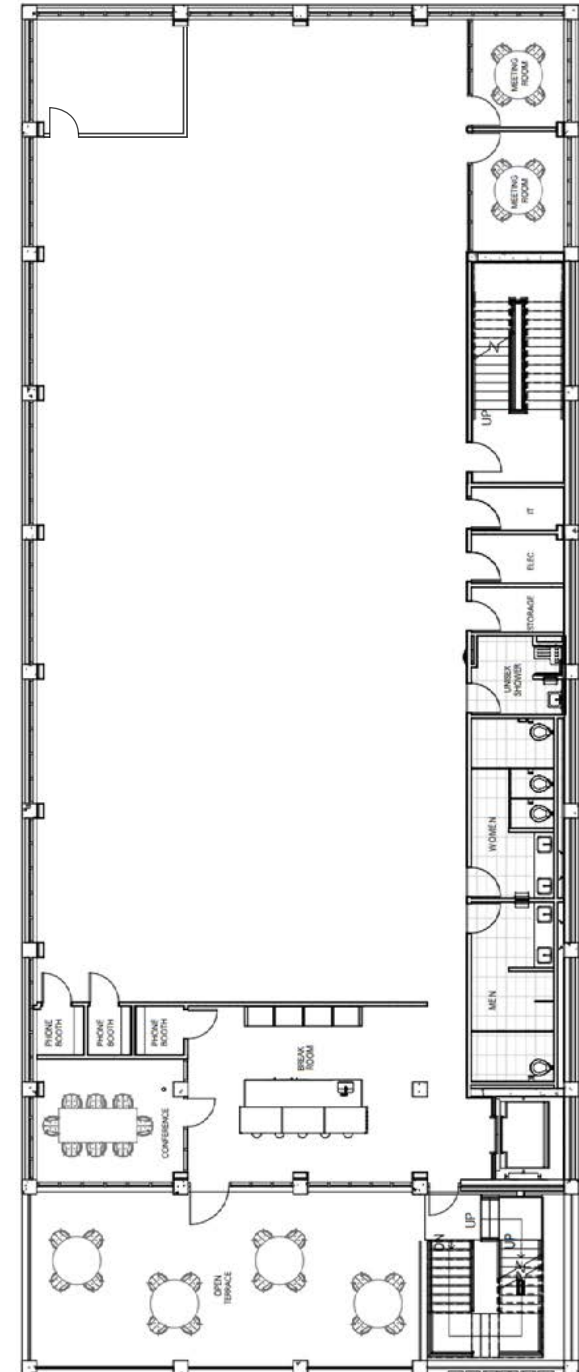


4009 MARATHON

SPACE FEATURES:

- 8,797 SF - 17,594 SF move-in ready sublease available now
- Majority open office space with a break room, conference rooms and multiple meeting/phone rooms
- Private outdoor balcony on each floor
- Two floors of private covered parking as well as ample street parking available nearby
- Short walking distance to countless restaurants, bars, and retail

 **TAKE A VIRTUAL TOUR**



MARATHON



TENANT ADVISORS

4009 MARATHON

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