

**2105
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AT FERDINAND

UNDER CONSTRUCTION



32,942 SF
OFFICE BUILDING FOR SALE OR LEASE

CB CAPITAL

JLL
Jones Lang LaSalle Brokerage, Inc.



PROPERTY OVERVIEW

15,825 SF

8,310 SF

6,868 SF

1,939 SF

3:1000

THIRD FLOOR
SUITE 300

SECOND FLOOR
SUITE 200

SECOND FLOOR
SUITE 250

GROUND FLOOR
SUITE 100

PARKING
RATIO



Thoughtfully designed for the safe flow of people



Widened, open main staircase and second egress stair added



Step n' pulls on bathroom doors



Sanitizer dispensers throughout the buildings



Touchless faucets/soap dispensers and showers



UV purification and ionization component added to HVAC system



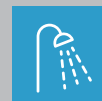
Access to outdoor spaces



Biophilic design



On-Site bike storage



On-Site showers

CONSTRUCTION TIMELINE

Construction Mobilization
OCTOBER 2021

Foundation Work
FEBRUARY 2022

Ready to Commence Tenant Improvements
January 2023

DECEMBER 2021
Site Preparation

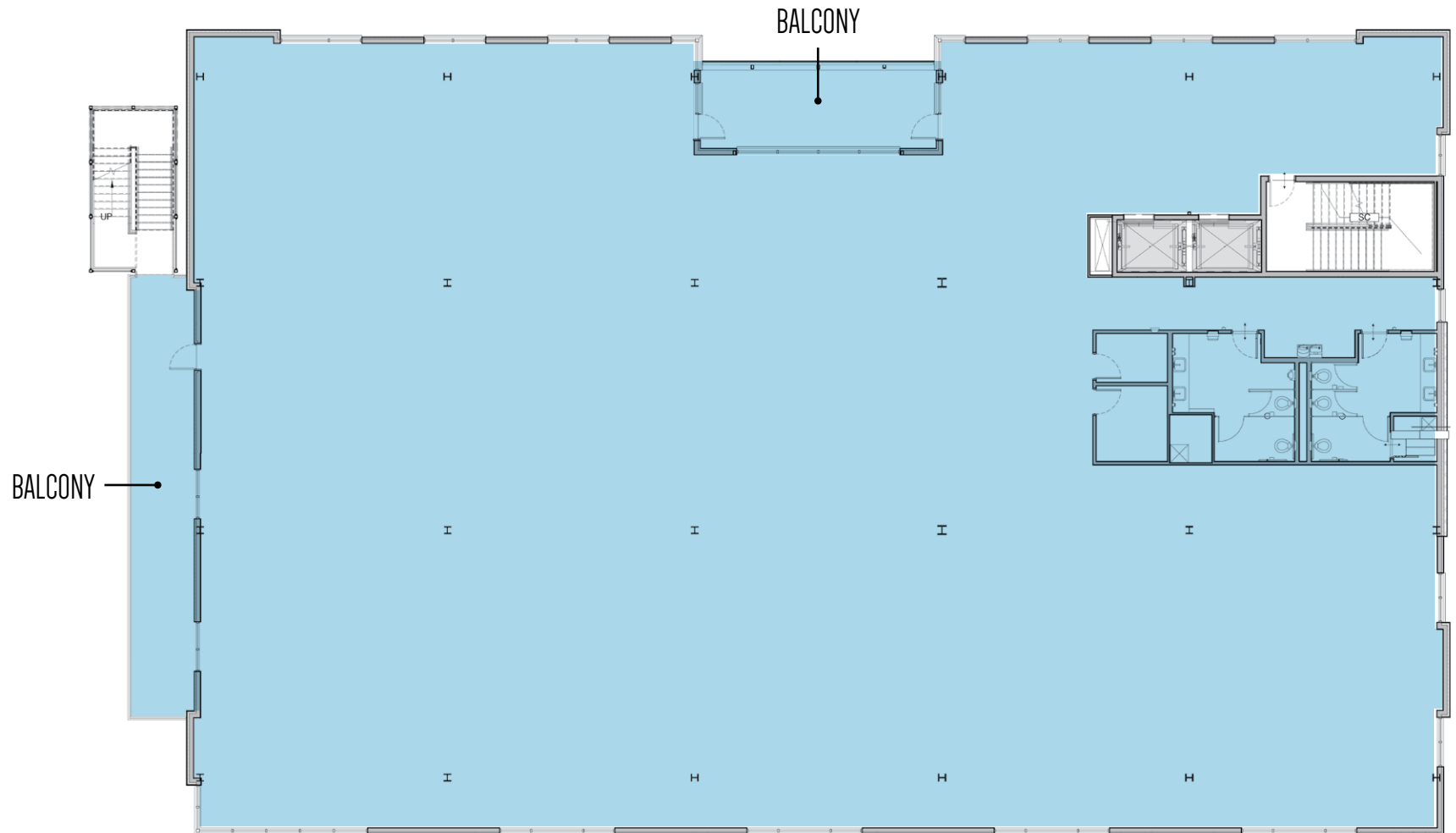
OCTOBER 2022
Building Dry-In

MAY 2023
Substantial Completion



Floor 3

Suite 300 - 15,825 SF



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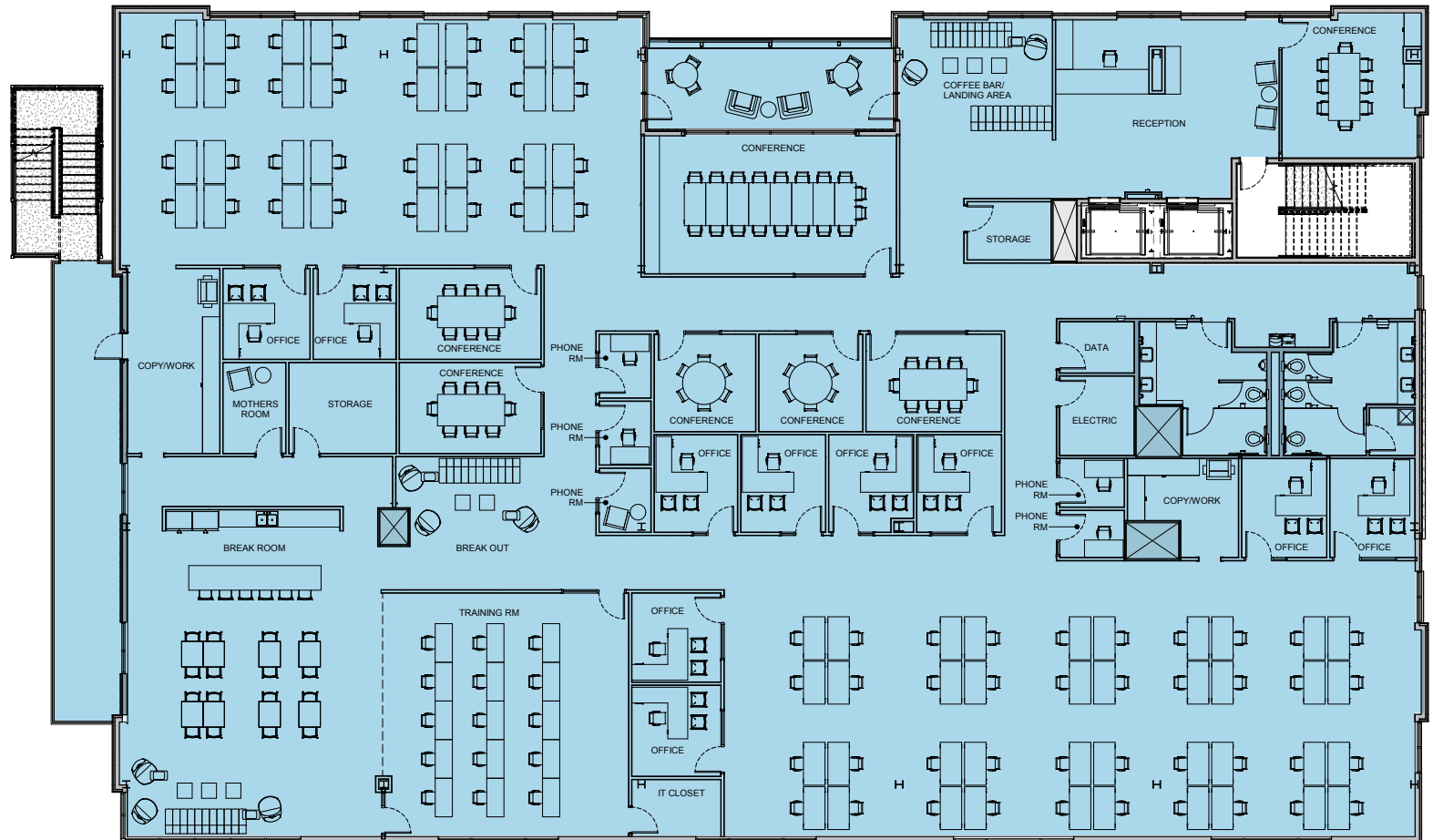
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Floor 3

SINGLE TENANT TEST FIT

15,825 SF

Desks	72
Private Offices	10
Receptionist	1
Conference Rooms	7
Training Room	1
Break Room	1
Copy/Work	2
IT Closet	1
Phone Rooms	5
Break Out Space	2

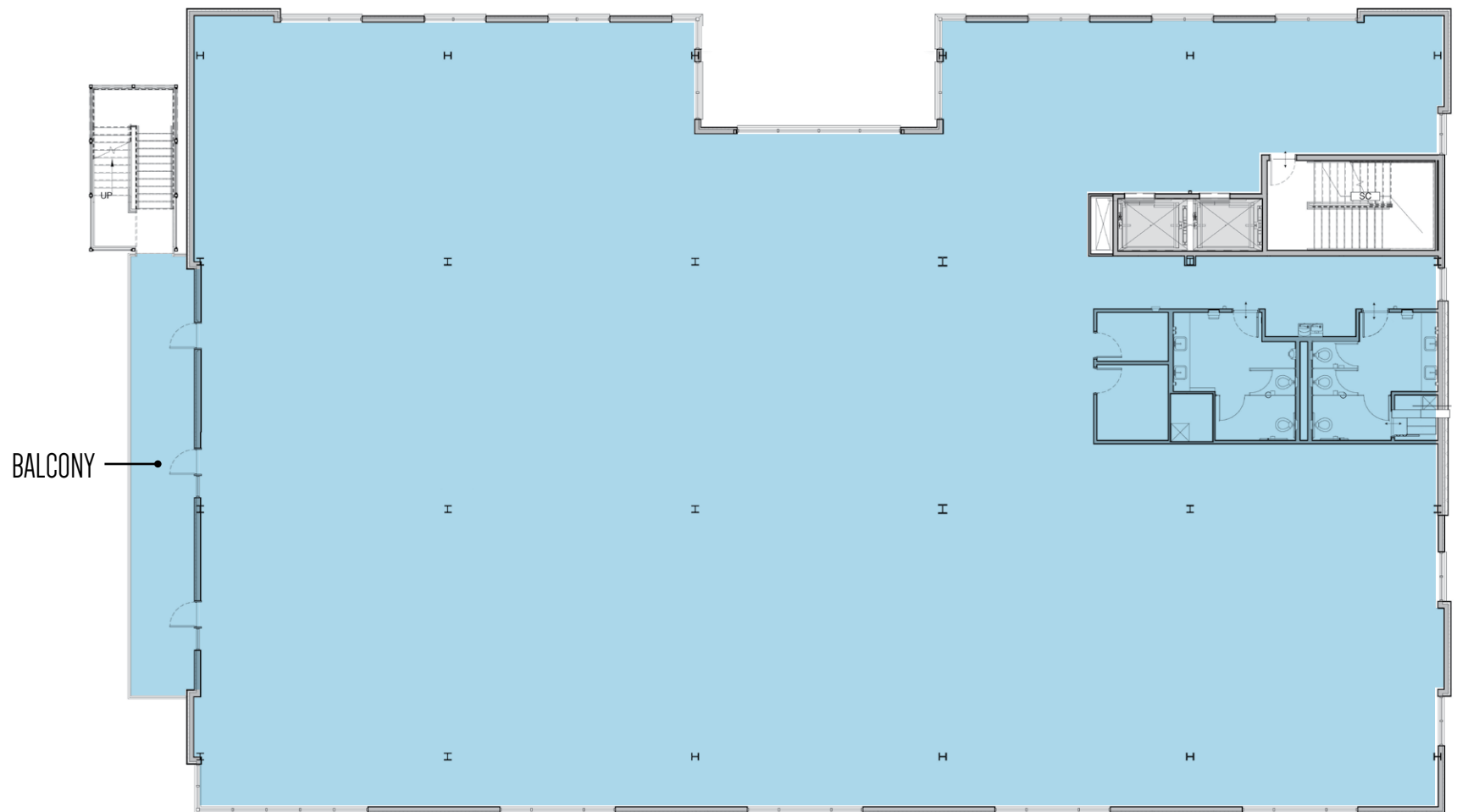


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Floor 2

Suite 200 - 15,177 SF



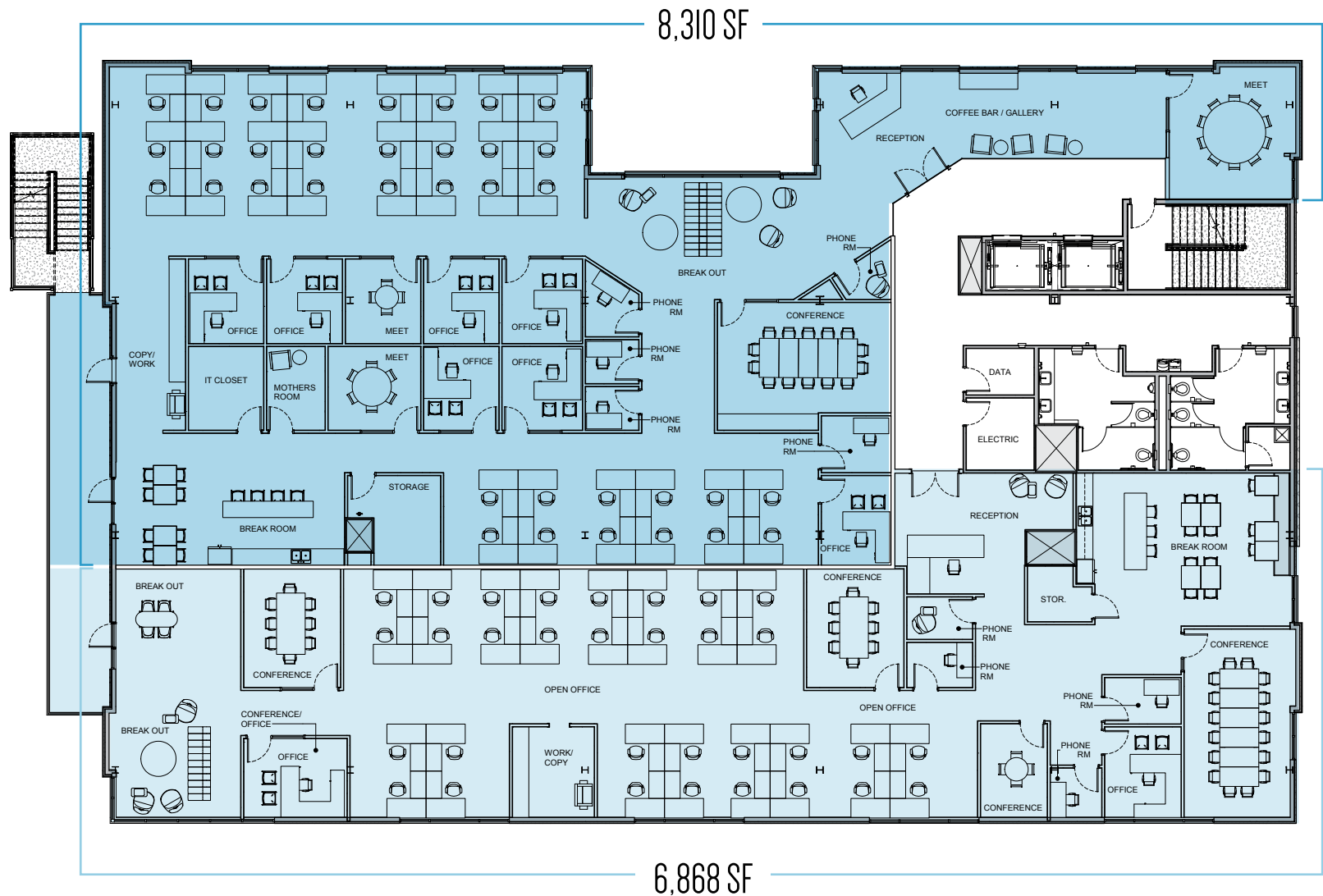
Floor 2

Suite 200

Desks	30
Private Offices	7
Receptionist	1
Conference Rooms	5
Break Room	1
Copy/Work	1
IT Closet	1
Phone Rooms	5
Break Out Space	1

Suite 300

Desks	26
Private Offices	3
Receptionist	1
Conference Rooms	4
Break Room	1
Copy/Work	1
IT Closet	1
Phone Rooms	4
Break Out Space	1

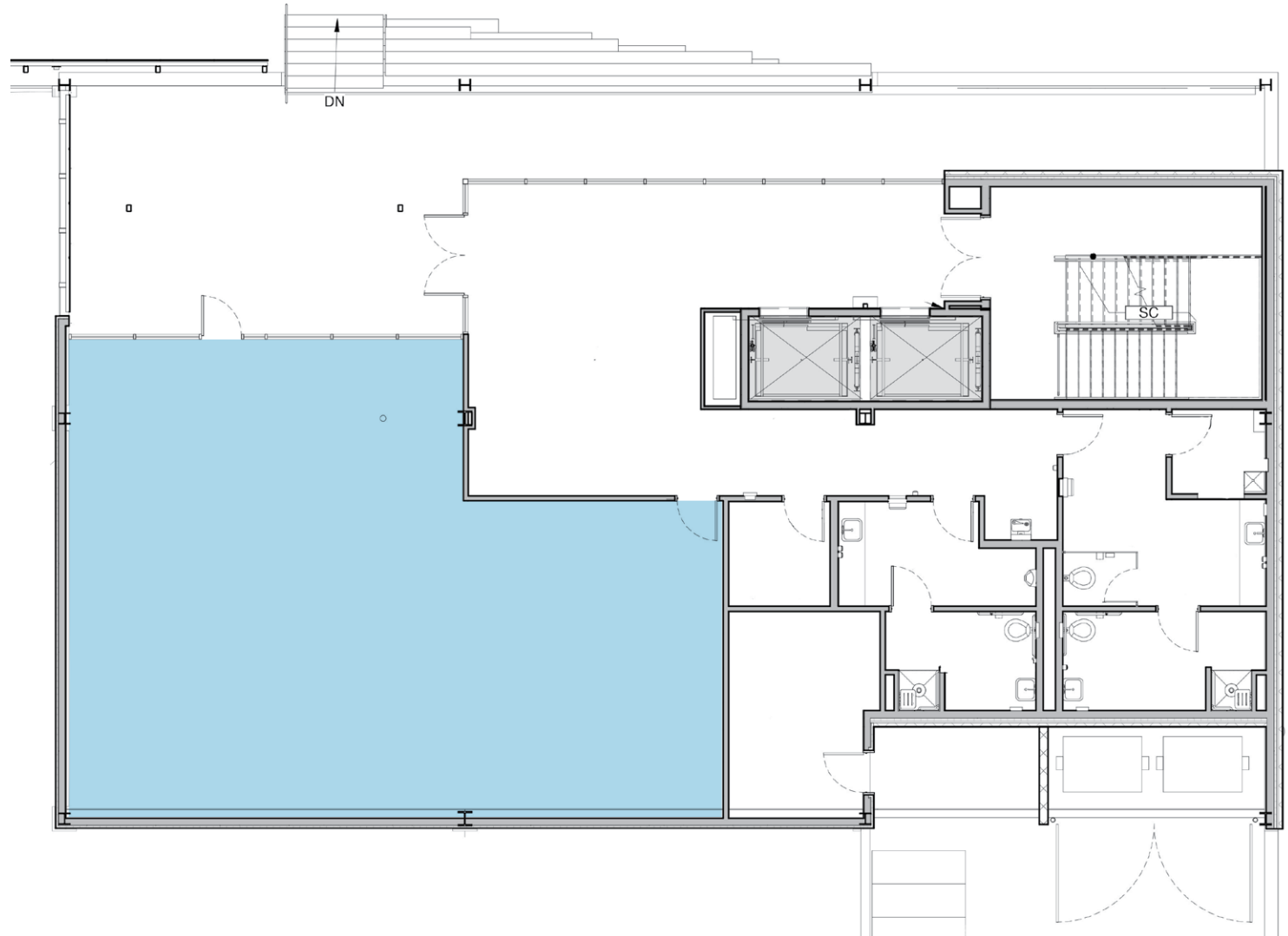


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Floor I

Suite 100 - 1,939 SF

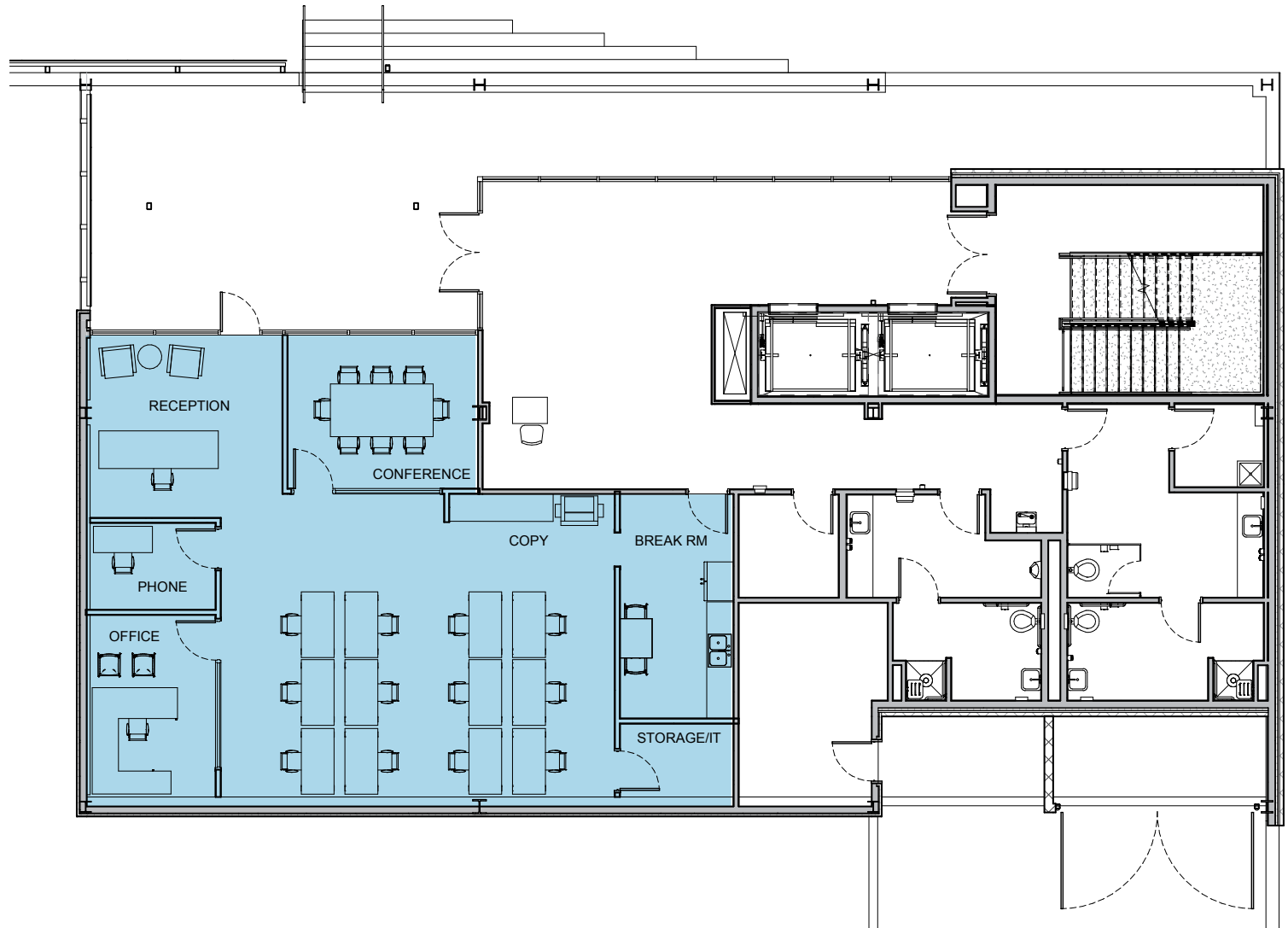


Floor I

TEST FIT

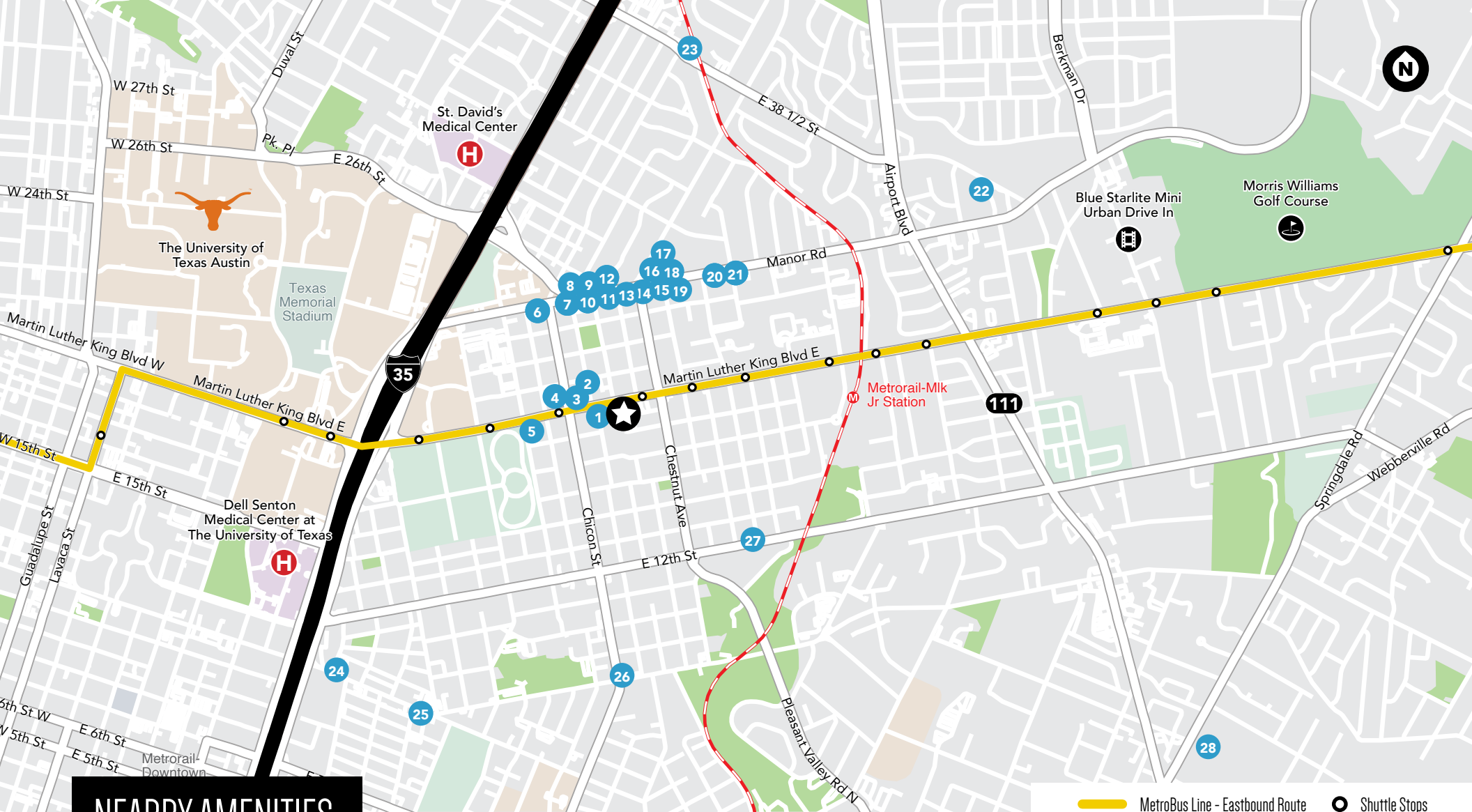
1,939 SF

Desks	12
Private Offices	1
Conference Rooms	1
Break Room	1
Copy/Work	1
IT Closet	1
Phone Rooms	1



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NEARBY AMENITIES

- | | | | |
|----------------------------|------------------------------------|------------------------------------|----------------------------|
| 1. Bennu Coffee | 8. Amy's Ice Cream | 15. Patrizi's | 22. Contigo |
| 2. The Wheel | 9. Hoover's Cooking | 16. Haymaker | 23. Cherrywood Coffeehouse |
| 3. JuiceLand | 10. Abo Youssef Mediterranean Food | 17. Dai Due | 24. Franklin Barbecue |
| 4. Sour Duck Market | 11. Mi Madre's Restaurant | 18. Vic and Al's | 25. Paperboy |
| 5. Machine Head Coffee | 12. Thunderbird Coffee | 19. The Butterfly Bar @ The VORTEX | 26. Rockstar Bagels |
| 6. El Chile Cafe y Cantina | 13. School House Pub | 20. Taco Mex | 27. Nixta Taqueria |
| 7. Salty Sow | 14. el chilito | 21. Bird Bird Biscuit | 28. Caffè Medici |





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