

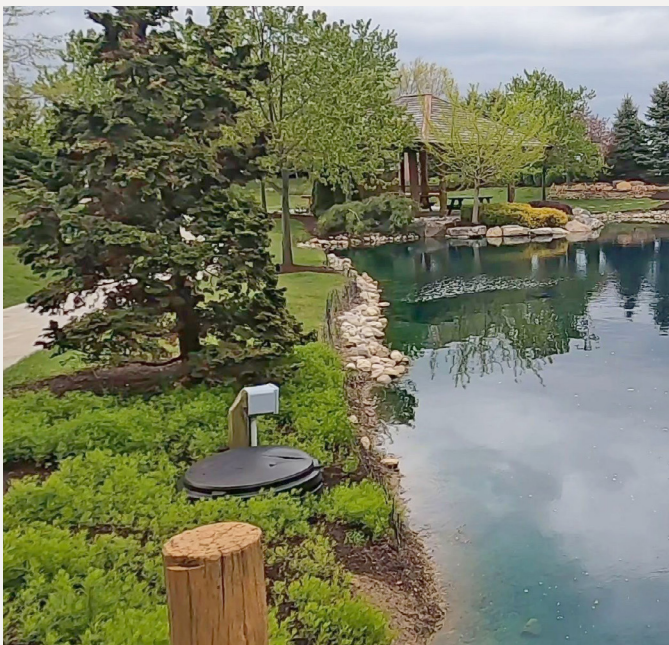
8800

LYRA DRIVE



8800

LYRA DRIVE



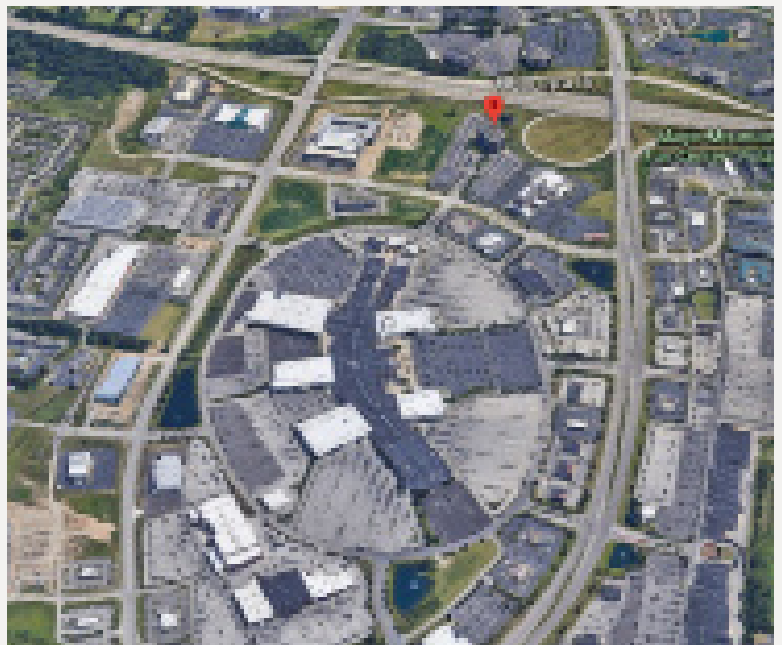
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LYRA DRIVE

Property Overview

8800 Lyra Drive is a six-story, multi-tenant building built in 1999 and consisting of 162,000 square feet with a common area factor of 14%.

- › Common Area Training/Conference Rooms available
- › Full-building backup generator
- › Founders Park available for events
- › Estimated Operating Expenses: \$10.13/SF
- › 4/1,000 SF parking ratio
- › Conveniently located between Polaris Parkway and Gemini Place interchanges off I-71
- › Fantastic walking distance amenities including Hilton of Polaris



Availability

Suite

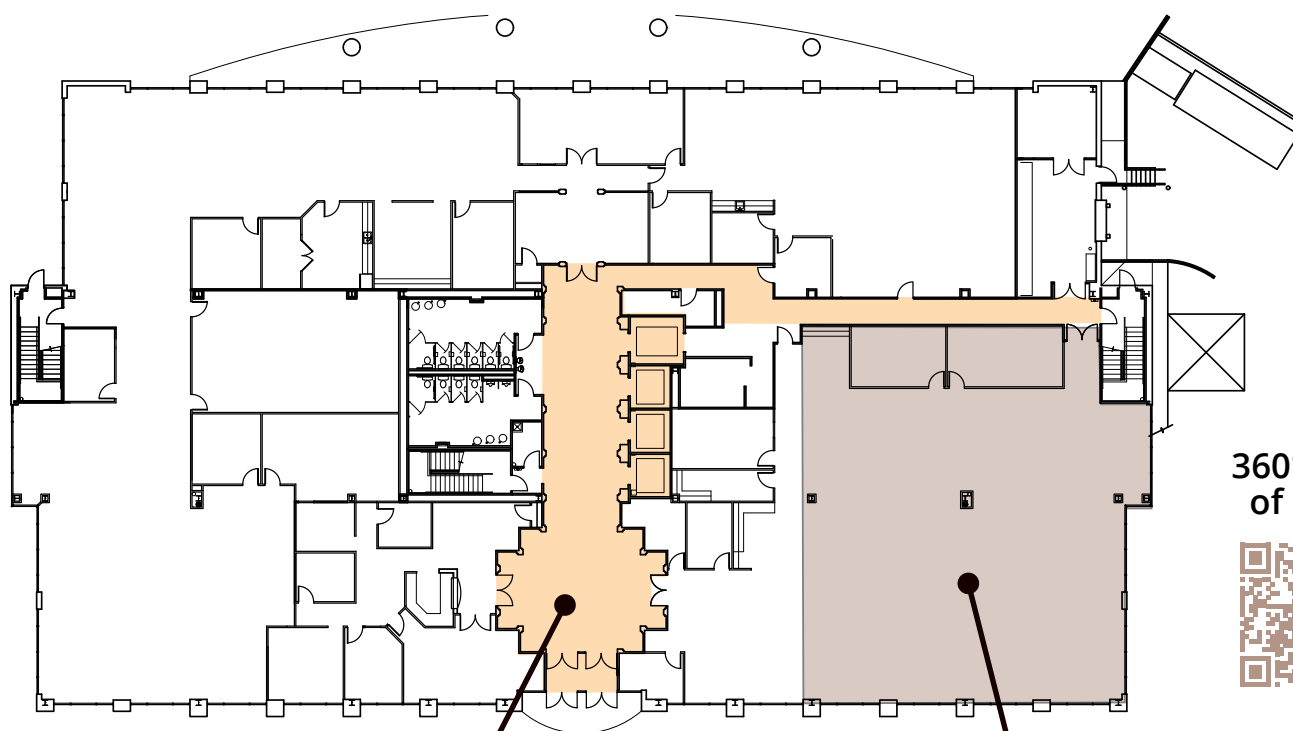
Suite 130

RSF

5,248 RSF

\$14.75 NNN

LEASE RATE



Lobby corridor

Potential for direct entry

360° Tour
of suite



For Lease

8800

Availability

Suite

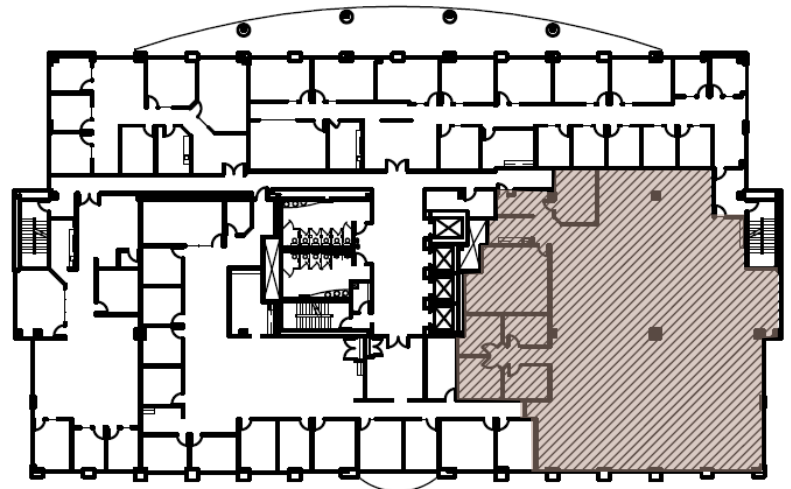
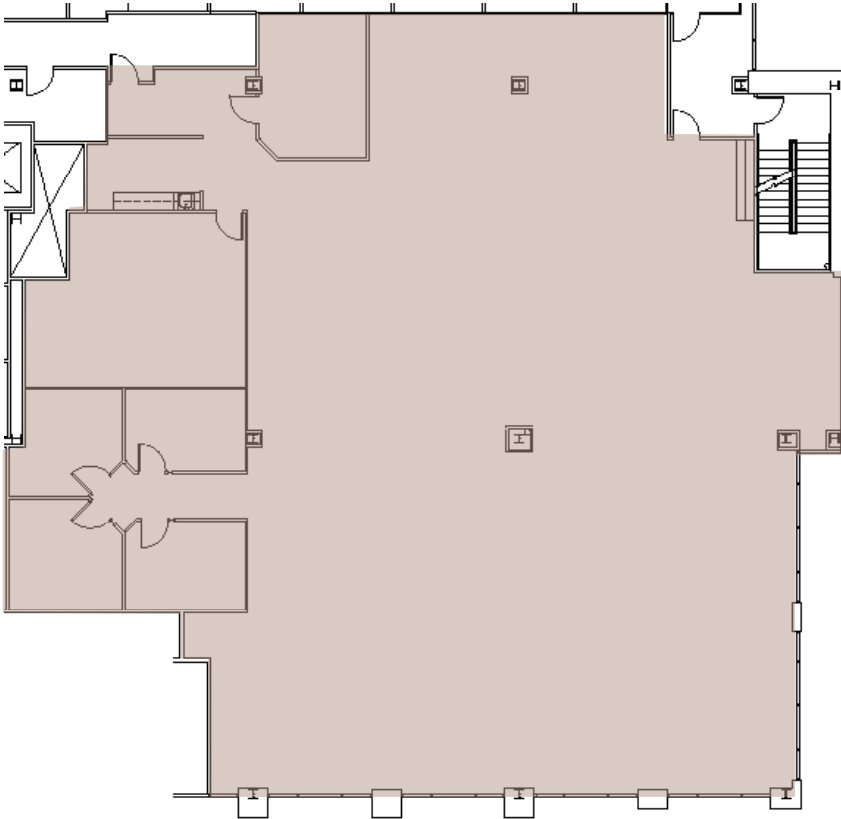
RSF

\$14.75 NNN

Suite 230

7,380 RSF

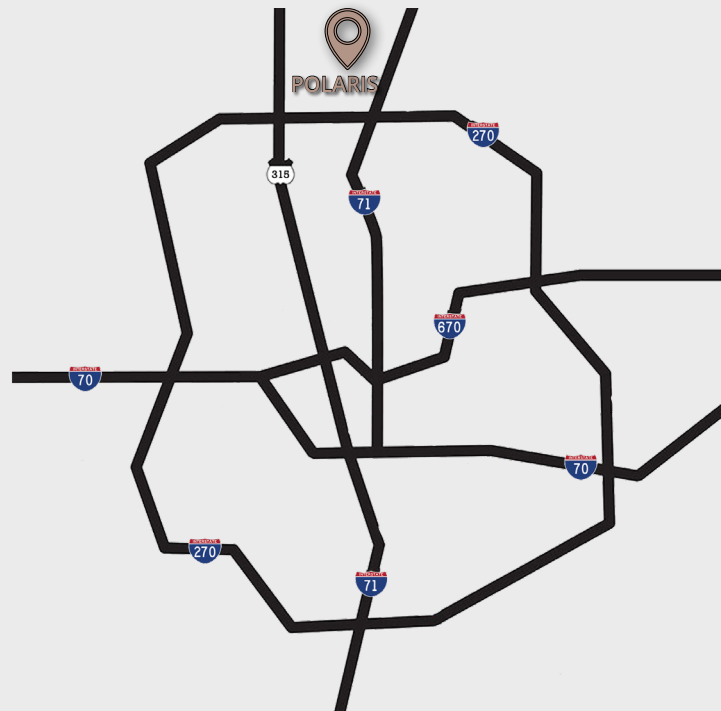
LEASE RATE



Outdoor Amenities: Founders Park



Location



More than a mile of freeway frontage on each side of I-71. Two freeway interchanges. Unbridled energy from a high-powered locale. Polaris Centers of Commerce gives you unrivaled visibility and incomparable accessibility in a dynamic location. The area's astounding growth since its inception has outperformed even the most optimistic expectations, making Polaris living, thriving proof that in business, **location is everything**.



8800

LYRA DRIVE

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