

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text are three horizontal stripes in yellow, red, and blue.

Accelerating success.

# For Lease

1070 Polaris Parkway

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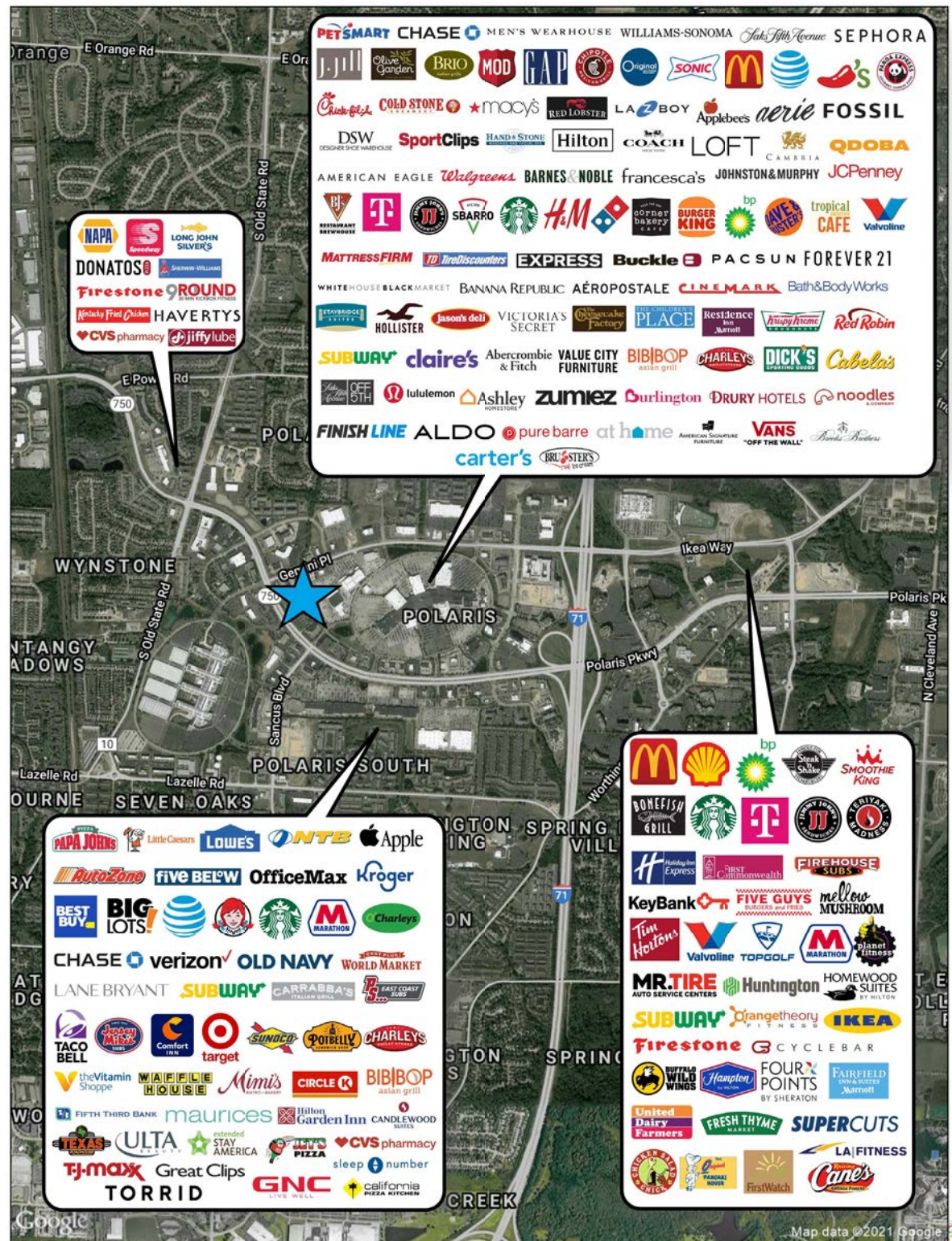
## Area Overview

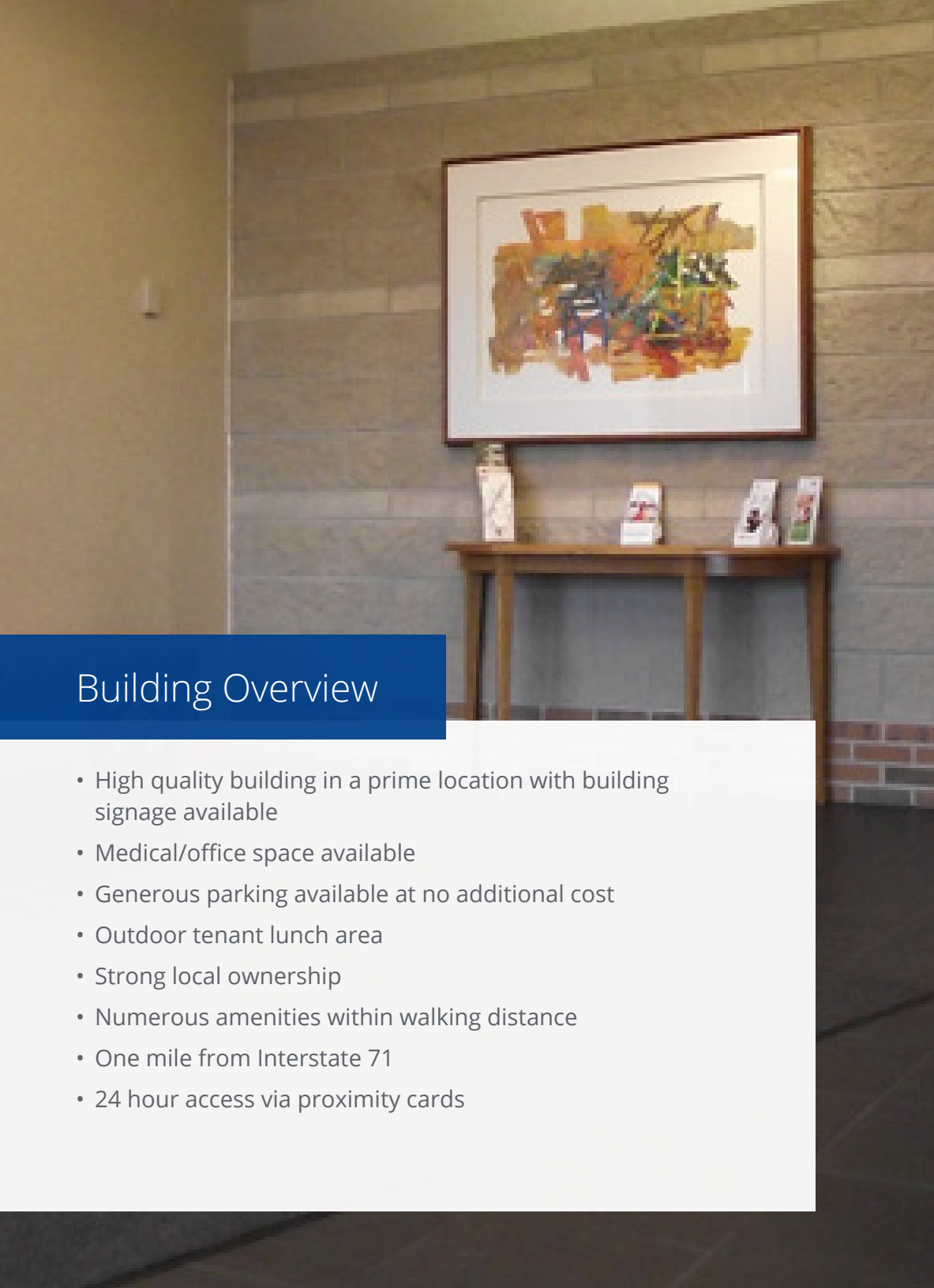
Polaris Center of Commerce is a master planned development of 1,200 acres. Opening in 1991, the development now contains over 120 buildings totaling over 8 million square feet of space. Polaris is home to approximately 200 companies employing nearly 25,000 people. Included in this number is JP Morgan Chase's corporate center, employing 9,000 in 2 million square feet of space. The Polaris office submarket currently contains nearly 4 million square feet of office space.

Polaris Fashion Place and various retailers surrounding, occupy 3 million square feet of space, providing a multitude of restaurants, banking, medical and services to the area. The entire trade area of Polaris is estimated to be 20 miles.



# Surrounding Amenities





## Building Overview

- High quality building in a prime location with building signage available
- Medical/office space available
- Generous parking available at no additional cost
- Outdoor tenant lunch area
- Strong local ownership
- Numerous amenities within walking distance
- One mile from Interstate 71
- 24 hour access via proximity cards

## Rentable Areas (APPOX)

\*Suite 210 2,697 SF

\*Suite 215 2,511 SF

Suite 220 1,227 SF

\*Suite 210 and 215 can be combined up to 5,208 RSF

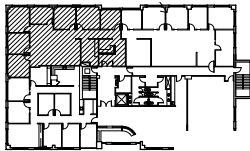
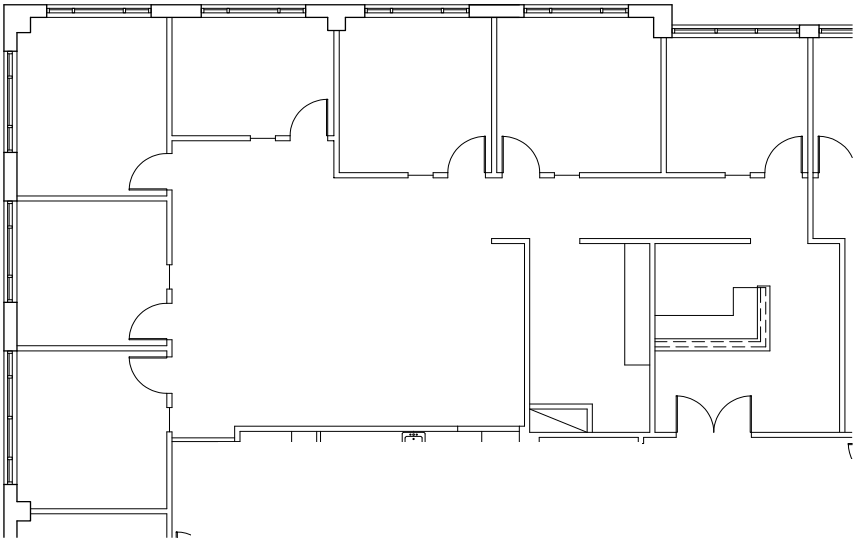
## Basic Lease Rate

\$11.95 NNN

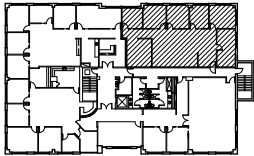
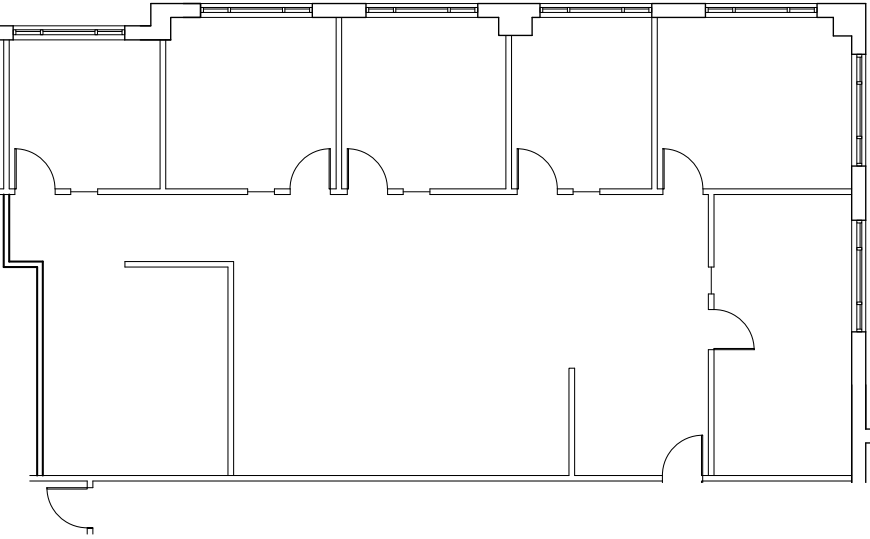
## Operating Costs & Taxes

\$9.97/SF (estimate)

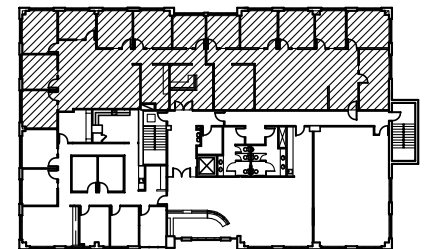
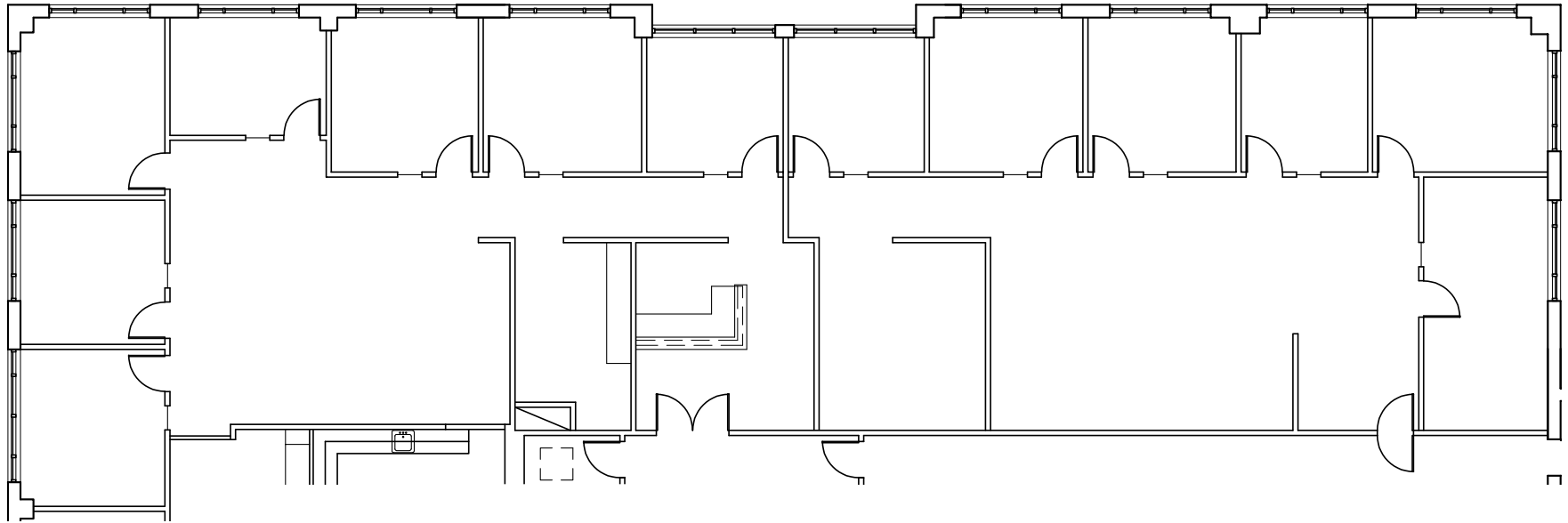
Suite 210 | 2,697 RSF



Suite 215 | 2,511 RSF



## Suite 210 & 215 | 5,208 RSF



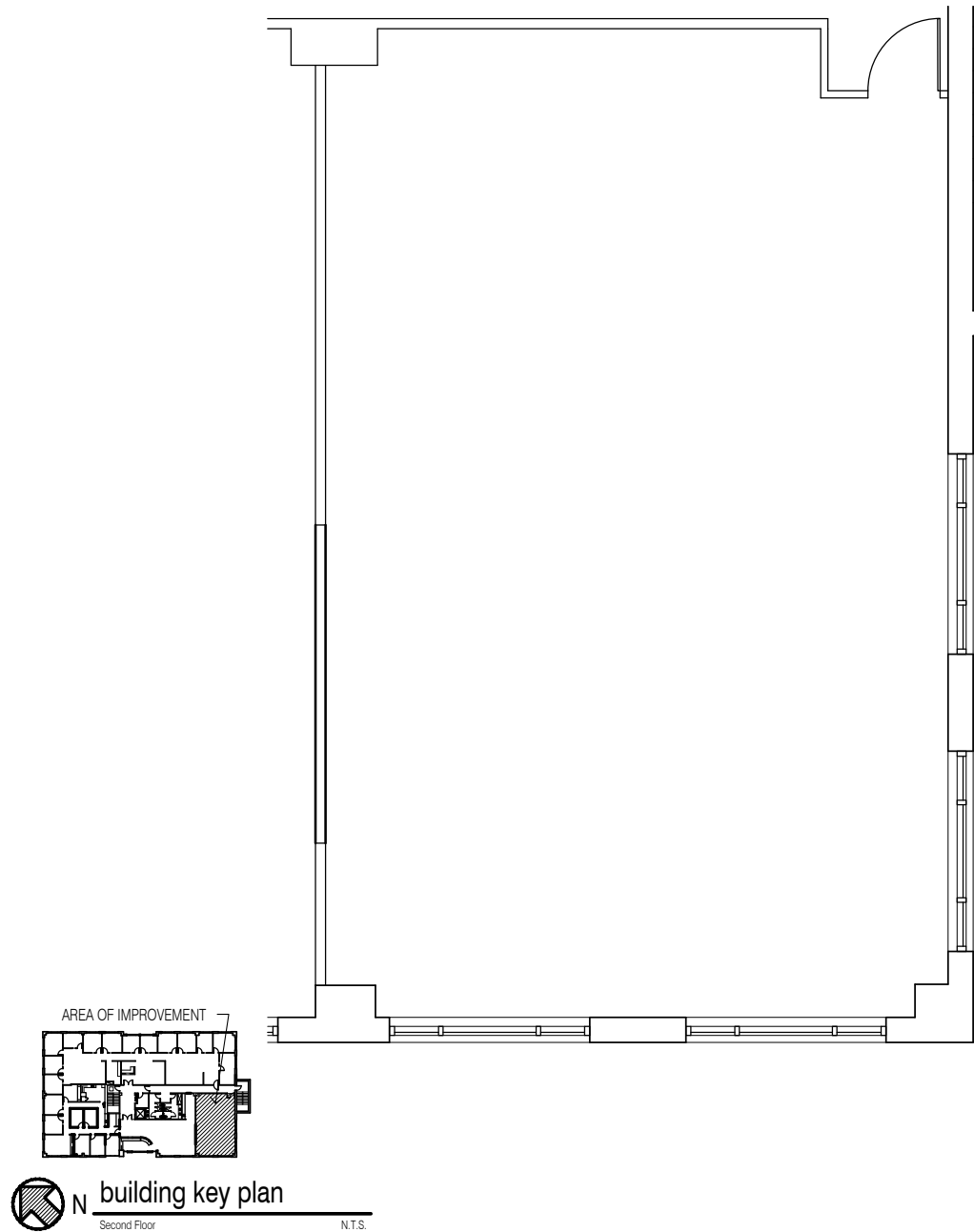
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building key plan

Second Floor

N.T.S.

# Suite 220 | 1,227 RSF



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