

# OFFICE / FLEX CONDOS

For Sale From \$130/SF Shell

## The Ridge at SouthPark

Only 2  
Units Left



Photo dated September 7, 2006

MIE Properties just completed this 40,000 sf multi-tenant office and office/warehouse project for condo sales at The Ridge at SouthPark. The project is located between Broadway and Santa Fe just south of Mineral Avenue in the high demand southwest market. The project is located in a business park setting with many nearby amenities. Units are immediately ready for buildout.

### Building/Unit Standard Finishes

- Clear aluminum frames and green solex storefront glass
- Demising walls included
- 14' clearance
- 208 Volt, 200 Amp, 3 Phase/Unit
- Plumbing stubbed to units
- 10' x 12' drive-in doors
- Building sprinklered (shut off valve, flowswitch and alarm provided by Buyer)
- HVAC and rooftop curbs provided by Buyer
- Parking ratio is 4 spaces per 1,000 SF

<b>Building Size:</b>	40,000
<b>Divisible:</b>	2,100 SF
<b>Total Site:</b>	4.03 Acres
<b>Construction:</b>	Masonry (brick on block)

**FULLER**<sup>TM</sup>  
REAL ESTATE

For additional information call:

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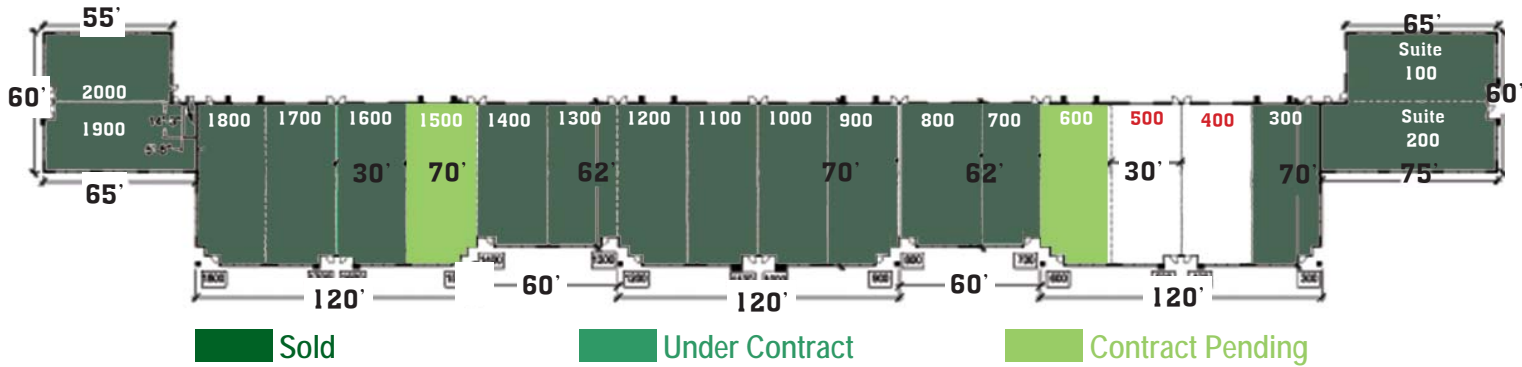


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