

OVER 1 MILLION SF OF FUTURE DEVELOPMENT



FLEX / R&D SPACE

SINGLE-STORY FLEX / R&D BUILDINGS

6145 Guardian Gateway	54,120 SF	FUTURE
6155 Guardian Gateway	39,120 SF	FUTURE
6165 Guardian Gateway	51,120 SF	LEED GOLD
6175 Guardian Gateway	54,120 SF	LEED GOLD
6240 Guardian Gateway	59,977 SF	

FLEX / R&D SPECIFICATIONS

LEED (on select buildings)	Core & Shell
Suite Sizes	2,520 up to 59,977 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber or TPO
Exterior Walls	ATFP
Loading	Dock or drive-in

THREE-STORY OFFICE SPACE

THREE-STORY OFFICE BUILDING

6190 Guardian Gateway	75,000 SF
6200 Guardian Gateway	75,000 SF LEED SILVER
6210 Guardian Gateway	75,000 SF LEED SILVER
6260 Guardian Gateway	74,321 SF LEED SILVER
6280 Guardian Gateway	74,334 SF LEED SILVER
Three-Story Office	FUTURE
Three-Story Office	FUTURE

THREE-STORY OFFICE SPECIFICATIONS

Suite Sizes	1,252 up to 75,000 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Elevator	Yes
Parking	5 spaces per 1,000 SF
Exterior Walls	ATFP

SINGLE-STORY OFFICE SPACE

SINGLE-STORY OFFICE BUILDINGS

6150 Guardian Gateway	FUTURE
6160 Guardian Gateway	21,080 SF LEED GOLD
6170 Guardian Gateway	25,160 SF LEED GOLD
6180 Guardian Gateway	29,410 SF LEED GOLD
6245 Guardian Gateway	31,280 SF LEED GOLD

SINGLE-STORY OFFICE SPECIFICATIONS

Suite Sizes	1,245 up to 31,280 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior Walls	ATFP