



**Multi-Story Class 'A' Office Space**

**Multi-Story Class 'A' Office Buildings**

16701 Melford Boulevard	150,000 SF
16901 Melford Boulevard	150,000 SF <b>LEED SILVER</b>
17251 Melford Boulevard	27,526 SF
17301 Melford Boulevard	42,000 SF <b>FUTURE</b>

**Multi-Story Class 'A' Office Specifications**

LEED (on select buildings)	Core & shell
Suite Sizes	1,252 up to 150,000 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	VAV with zone control
Zoning	EIA

**Flex/R&D Space**

**Flex/R&D Buildings**

17201 Melford Boulevard	40,440 SF
17351 Melford Boulevard	32,040 SF <b>FUTURE</b>
17361 Melford Boulevard	36,120 SF <b>FUTURE</b>
5001 Howerton Way	39,120 SF <b>LEED GOLD</b>
5021 Howerton Way	39,120 SF <b>LEED GOLD</b>
5041 Howerton Way	34,560 SF <b>LEED DESIGNED</b>
5061 Howerton Way	34,560 SF <b>LEED DESIGNED</b>
5081 Howerton Way	30,040 SF <b>FUTURE</b>
4801 Tesla Drive	33,120 SF
4831 Tesla Drive	28,560 SF
4861 Tesla Drive	29,560 SF
4891 Tesla Drive	31,560 SF
4901 Tesla Drive	31,560 SF
4931 Tesla Drive	26,560 SF
4961 Tesla Drive	25,560 SF

**Flex/R&D Specifications**

LEED (on select buildings)	Core & shell
Suite Sizes	2,520 up to 40,440 SF
Ceiling Height	
4801-4961 Tesla Drive, 5001-5021 Howerton Way & 17201 Melford Boulevard	16 ft. clear minimum
5041-5081 Howerton Way	18 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber / TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	MXT

**Two-Story Office Space**

**Two-Story Office Buildings**

16900 Science Drive	40,800 SF
17000 Science Drive	40,800 SF

**Two-Story Office Specifications**

Suite Sizes	2,010 up to 40,800 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Parking	4-6 spaces per 1,000 SF
HVAC: 1 <sup>st</sup> Floor	Heat pump
HVAC: 2 <sup>nd</sup> Floor	Gas
Zoning	EIA

**Single-Story Office Space**

**Single-Story Office Buildings**

17001 Science Drive	30,450 SF
17311 Melford Boulevard	25,840 SF <b>FUTURE</b>
17341 Melford Boulevard	25,840 SF <b>FUTURE</b>

**Single-Story Office Specifications**

Suite Sizes	1,245 up to 30,450 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
HVAC	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Zoning	EIA

**Retail Space**

**Retail Buildings**

Retail A	8,125 SF
Retail B	8,125 SF
Retail C	8,125 SF
Retail D	6,500 SF <b>FUTURE</b>
Retail E	6,500 SF <b>FUTURE</b>
Retail F	12,025 SF <b>FUTURE</b>
Retail G	21,420 SF <b>FUTURE</b>

**Pad Sites**

Pad Sites	
Pad A	2.07 Acres
Pad B	1.85 Acres