

**OVER 1 MILLION SF OF FUTURE DEVELOPMENT**



Three-Story Office Building		
6190 Guardian Gateway	75,000 SF	LEED SILVER
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	
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Three-Story Office Specifications		
LEED	Core & shell	
Suite Sizes	1,252 up to 75,000 SF	
Ceiling Height	10 ft. clear minimum	
Elevator	Yes	
Parking	5 spaces per 1,000 SF	
Exterior	ATFP	

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 SILVER
Single-Story Office Specifications		
LEED	Core & shell	
Suite Sizes	1,245 up to 31,280 SF	
Ceiling Height	10 ft. clear minimum	
Parking	5 spaces per 1,000 SF	
Heat	Gas	
Roof	EPDM rubber	
Exterior	ATFP	

Flex/R&D Buildings		
6145 Guardian Gateway	57,120 SF	LEED DESIGNED
6155 Guardian Gateway	42,120 SF	LEED DESIGNED
6162 Guardian Gateway	60,120 SF	FUTURE
6164 Guardian Gateway	36,120 SF	FUTURE
6165 Guardian Gateway	51,120 SF	LEED GOLD
6166 Guardian Gateway	33,040 SF	FUTURE
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	
	6145, 6155, 6162, 6164, & 6166 Guardian Gateway	
	18 ft. clear minimum	
Parking	4 spaces per 1,000 SF	
Heat	Gas	
Roof	EPDM rubber or TPO	
Exterior	ATFP	
Loading	Dock or drive-in	