



OFFICE SPACE NOW AVAILABLE

Sale Price:	Negotiable
Building Size:	91,578 SF (3.5 Stories)
Building Class:	A
Year Built:	2016
Submarket:	North

PROPERTY OVERVIEW

The Baker Hughes office building at 12701 N. Santa Fe Avenue is a 3.5 level structure totaling 91,578 square feet constructed in 2016. The floor plates for the three main levels are approximately 28,000 square feet, with a large breakroom, lab, and training room accounting for the remaining square footage on the lower level.

The building is being offered fully furnished, providing a move-in ready, "plug and play", option for either an owner-user or prospective tenants. The interior is ideal for users needing a more densely populated layout and can be supported by a parking lot that can accommodate users needing approximately a 10:1,000 square foot parking ratio.

The building is highly visible situated at the southwest corner of Santa Fe Avenue and the John Kilpatrick Turnpike with approximately 60,000 cars per day utilizing the John Kilpatrick Turnpike.

Sellers are willing to entertain a leaseback on a portion of the office space available.

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A1 BUILDING SECTION PERSPECTIVE
SCALE: 1/4" = 1'-0"

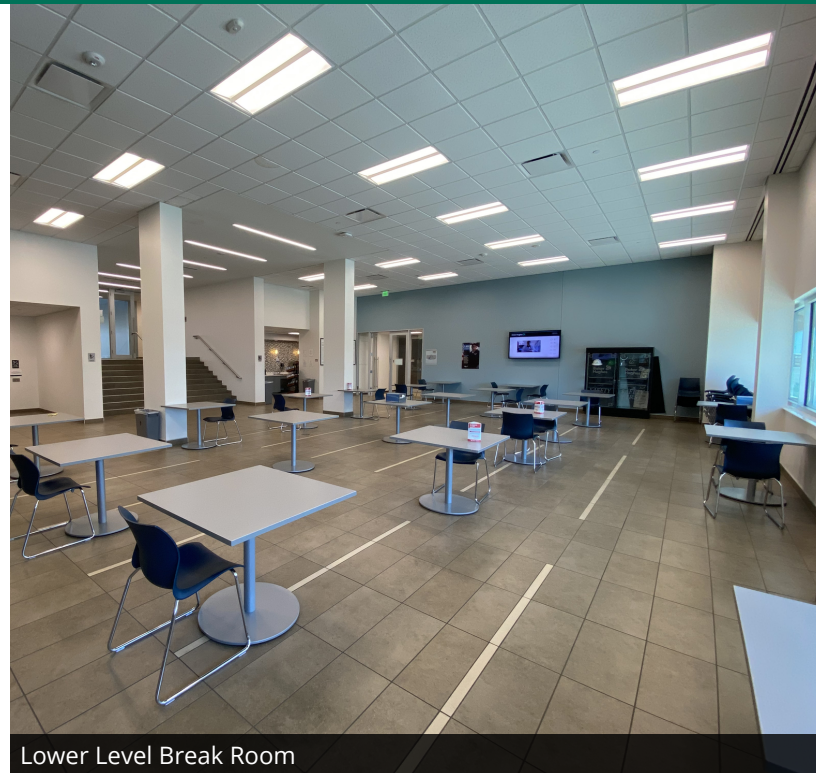
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Lobby



Lower Level Break Room



Lower Level Training Room



Sample Conference Room

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Sample Break Area



Sample Office



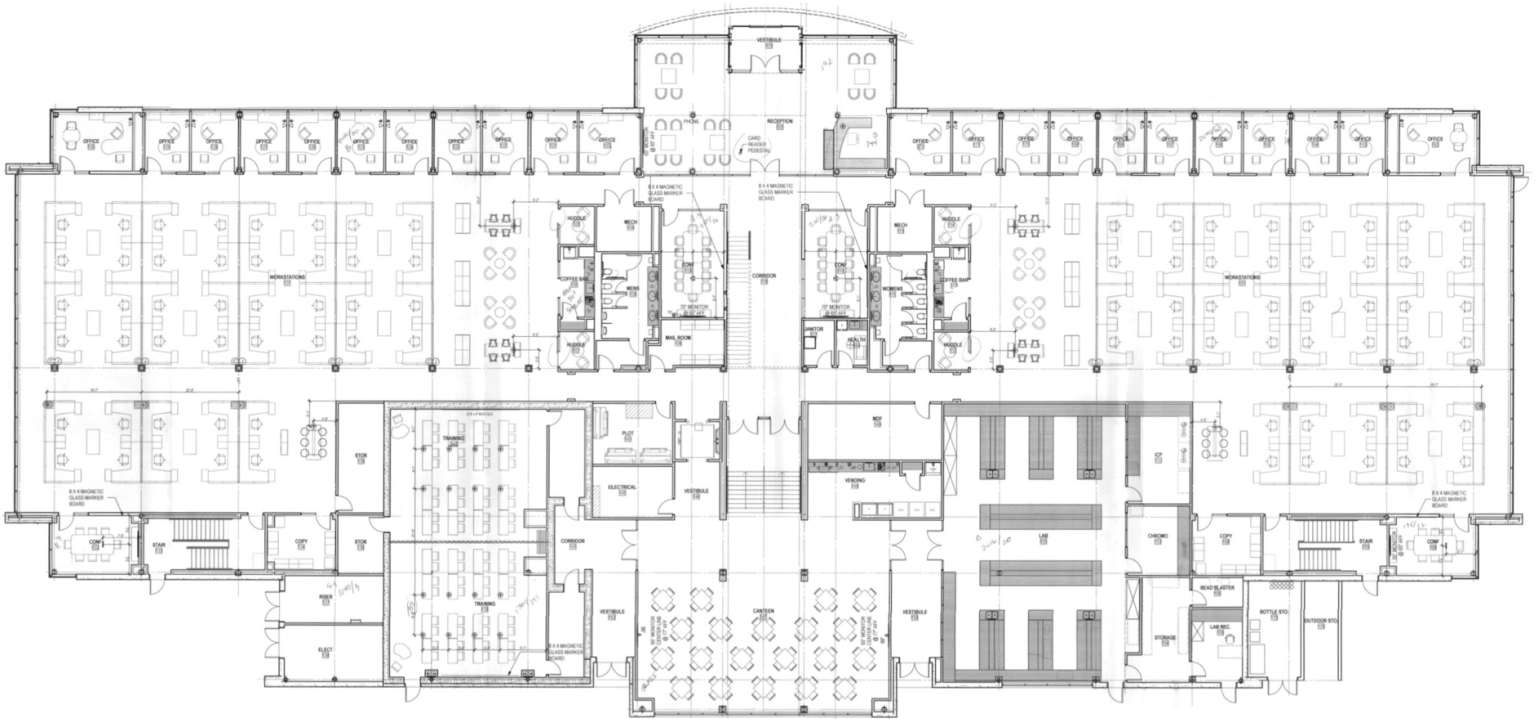
Sample Open Area

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First Floor & Lower Level



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2nd Floor

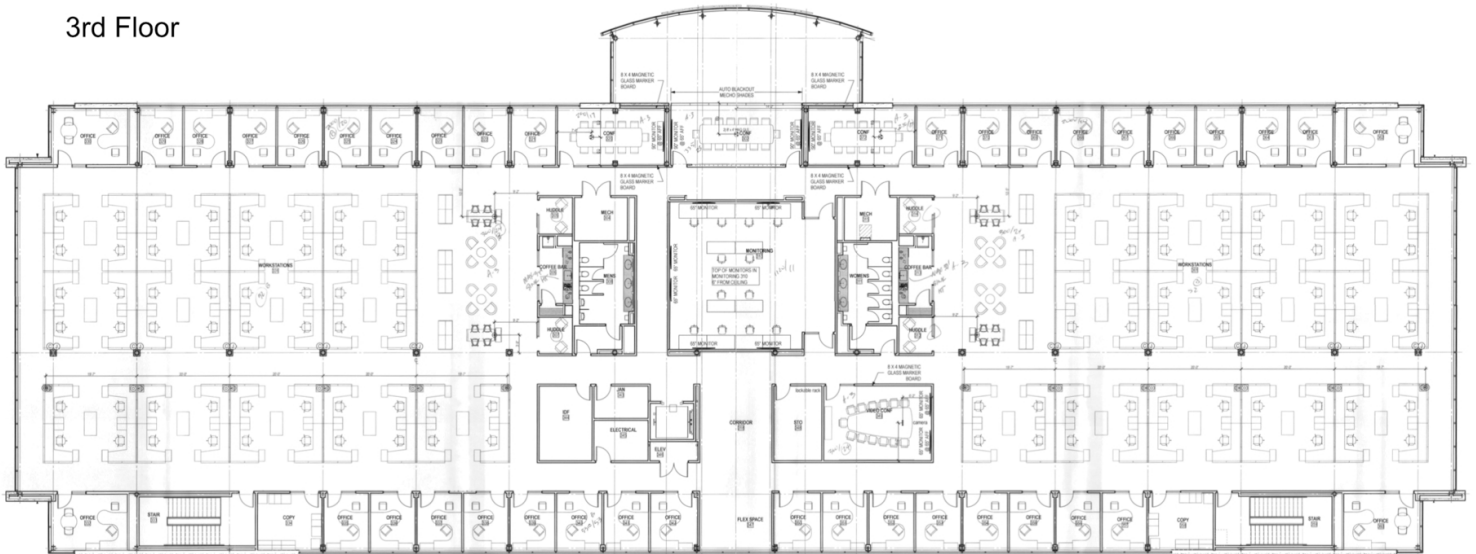


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3rd Floor



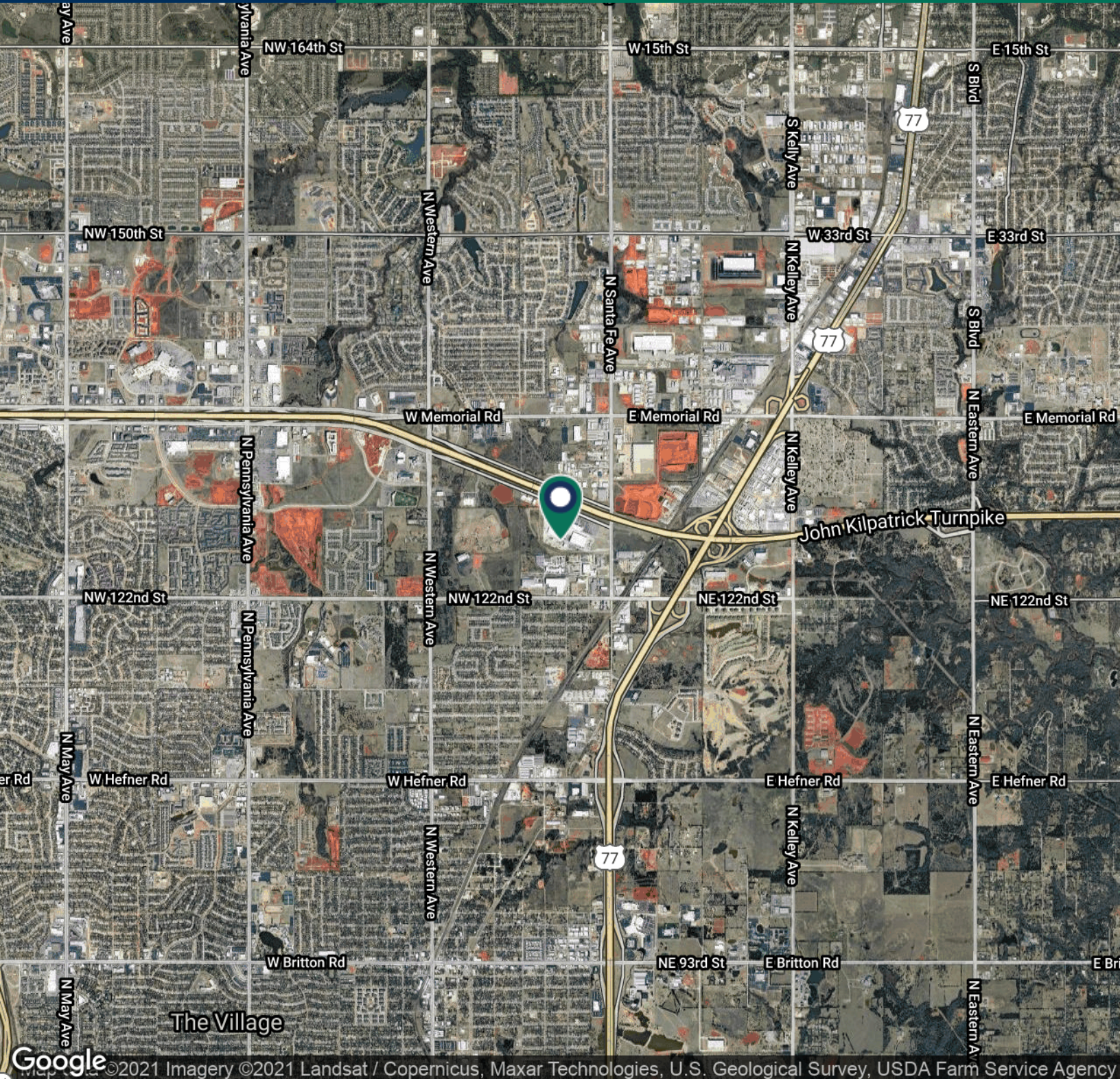
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Class A Office Building for Sale

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