



For Sale or Lease:

Parkway Commons

Office Building

13900 N. Portland

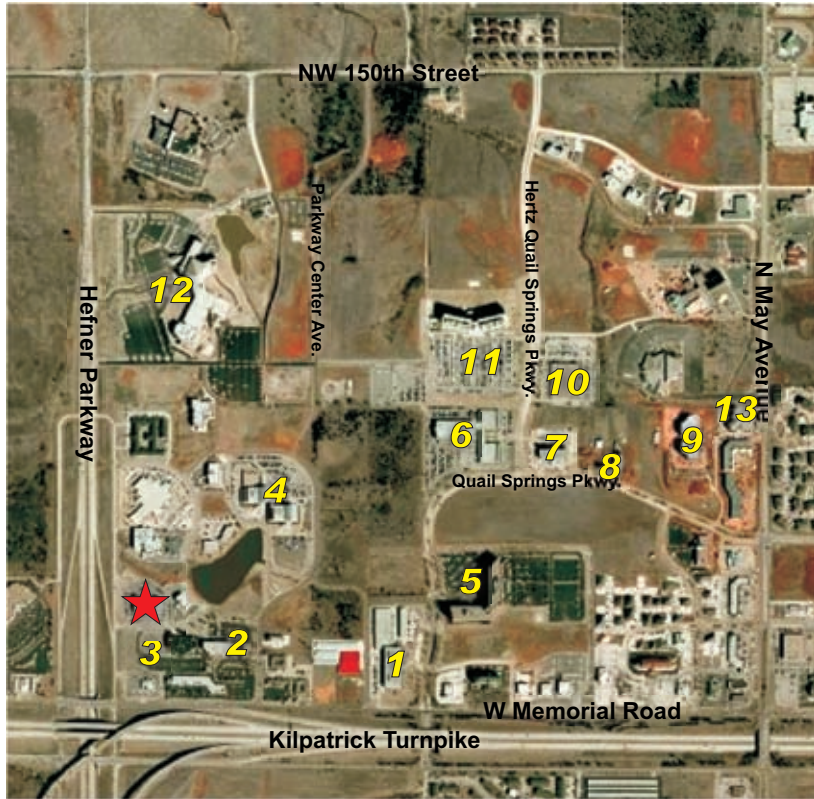
Property Highlights

- Virtually Brand New Office Building
- Highly-Visible Location
- Elegant Granite & Marble Finishes
- Beautiful Two-Story Lobby with Sky-Lit Atrium
- Most Energy-Efficient Glass System on the Market Today
- Large Floor Plates
- Abundance of Parking
- Located at the Crossroads of the Memorial Corridor
- Designed by Richard R. Brown & Associates

For more information, go to:

www.wigginprop.com/13900nportland





★ 13900 N. Portland

1. FBI Headquarters Building
2. AT&T
3. Crossrock Office Building
4. AT&T (Dobson) Office Building
5. Quail Springs Plaza
6. AT&T (Dobson)
7. Mutual Assurance
8. Barbour Energy
9. Caliber Energy
10. Avaya Communications
11. Hertz Corporate Headquarters
12. Crossings Church
13. Gulfport Energy Corporation

Leasing Information

Lease Rate: \$22/Square Foot

Lease Type: Full Service Gross

Space Available: 18,442 Square Feet

Common Area Factor: 10%

Minimum Divisible: 3,705 Square Feet

Ownership is willing to divide the building, but needs a full-floor tenant to lease space before dividing up the remainder of the building.



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Sales Information

Listing Price: \$6,450,000

Price Per Square Foot: \$149.05

New construction costs estimated at \$200 per square foot (when including financing, legal, architectural, engineering, construction and tenant finish costs). 13900 N. Portland is priced at \$149 per square foot. Even if a Buyer plans on improvements to the property, they can still save \$1,000,000, which is \$25 per square foot.

New Building Costs: \$8,654,600

13900 N. Portland Price: \$6,450,000

Savings over new construction: \$2,204,600