

# OFFICE SPACE FOR LEASE



## COLONNADE BUSINESS PARK

Matthews Submarket

### PROPERTY FEATURES:

- ⊕ 1,702 Square Feet Available (Excellent Street Exposure)
- ⊕ High Traffic Counts
- ⊕ Access 24 Hours a Day, 7 Days a Week
- ⊕ Floor-to-Ceiling Windows and Programmable Thermostats in All Suites
- ⊕ Ample, Lighted Front Door Parking
- ⊕ Tenant Signage Over Suite Entrances, Front Windows and Property Marquee
- ⊕ Easy Access to Sardis Road North and Monroe Road (1 Minute to Independence Blvd.)
- ⊕ Walking Distance to Dozens of Restaurants, Banks, and Shops, including US Post Office, Kinko's, Harris Teeter and Super Wal-Mart
- ⊕ On-Site Executive Suites and Conference Rooms
- ⊕ On-Site US Mail, UPS, and FEDEX Dropboxes
- ⊕ Build-out to Suit Tenant
- ⊕ Aggressive Lease Rates, Flexible Lease Terms

**SILVER INVESTMENTS LIMITED**

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