

MILLENNIAL TOWER

TENANT 1

TENANT 2

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*Signage subject to city approval.

ARSHOT
INVESTMENT CORPORATION

LION
REAL ESTATE SERVICES



MILLENNIAL TOWER

RETAIL | OFFICE | RESIDENTIAL | HOTEL

- 27 stories
- 400,000 SF total
- Approx. 700 car garage expandable to 1,000+
- 135 room Hilton flagship hotel
- 189 residential units (including micro units and penthouse suites)
- Floor-to-ceiling glass windows with 14-20' ceilings
- Conference & event space
- Building signage available
- Amenity floor
 - Pool & lounge
 - Fitness facility
 - Dog park & pet wash
- Potential CAF - Full floor user 6%/multi tenant floor 15%

*Estimated CAF subject to change based on final building plan



RETAIL

- 1st Floor - 12,963 USF
- 2nd Floor - 20,878 USF
- Contiguous - 33,841 USF
- 17th Floor - Fitness, pool & lounge & dog park - 3,500 SF +/-
- 18th Floor - Conference & event space - 6,000 SF +/-
- \$30.00/SF NNN
- \$7.00/SF estimated CAM/TAX/INS

OFFICE

- Floors 10-14 - 121,831 SF +/- contiguous RSF
- Terraces - 14,786 SF
- \$22.00/SF NNN
- \$7.00/SF estimated CAM/TAX/INS

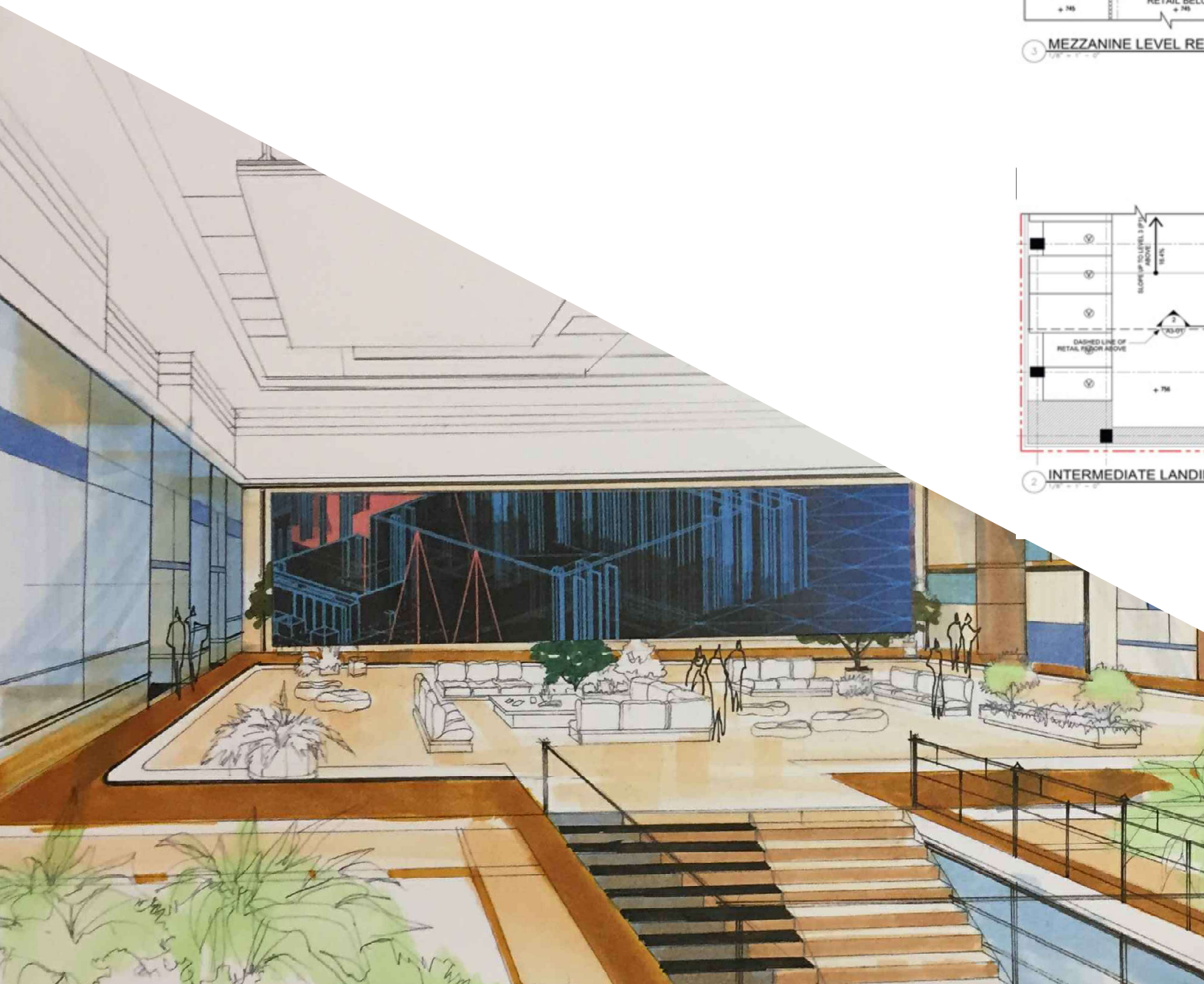
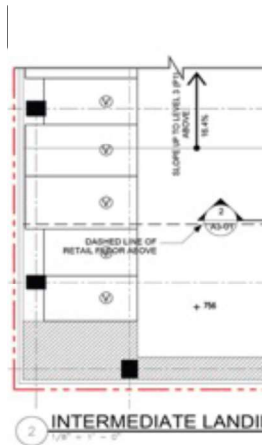
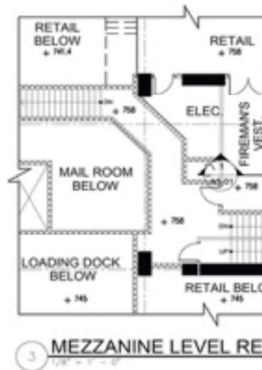


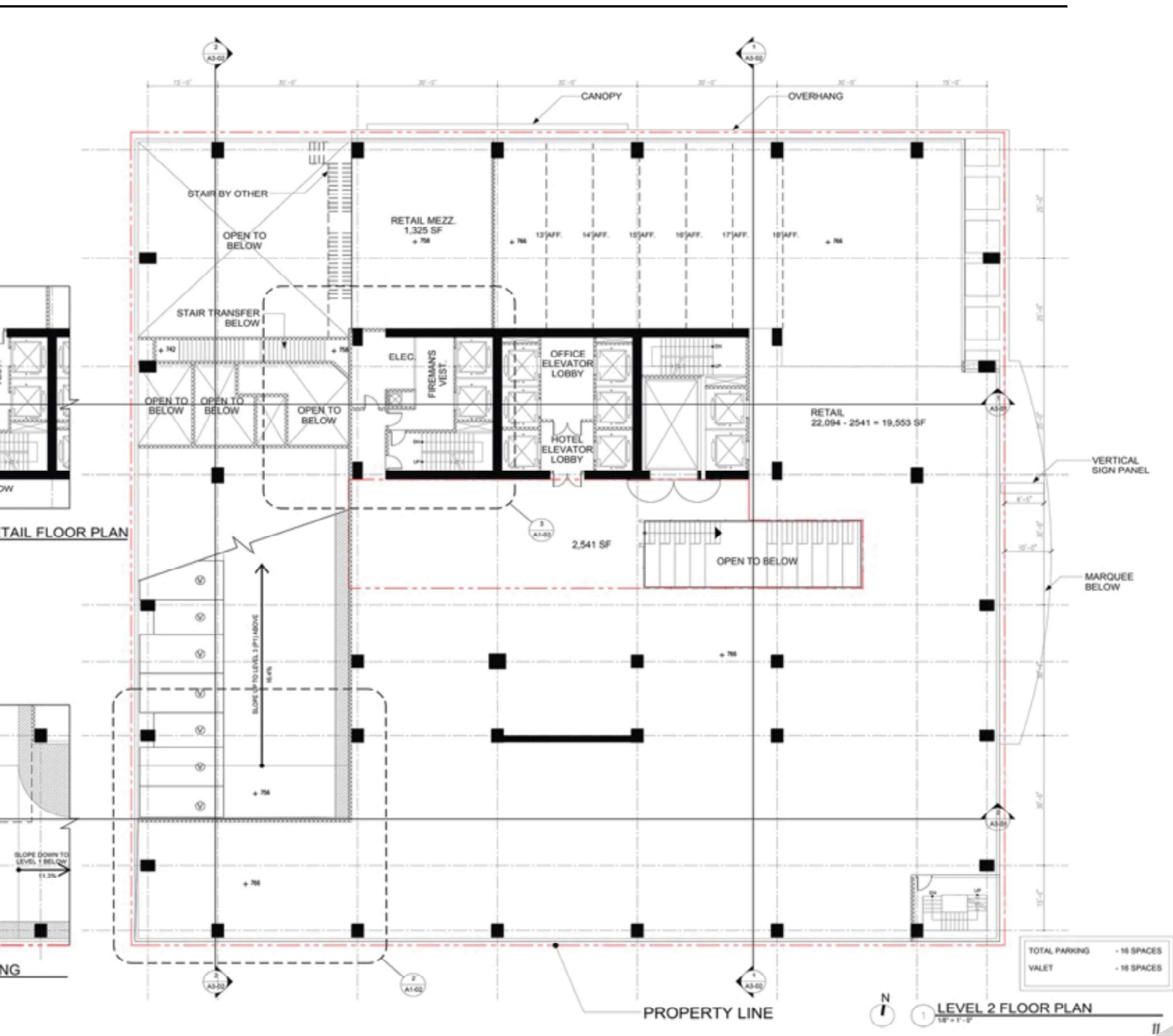


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2ND FLOOR : RETAIL

- 20,878 USF
- Floor to ceiling windows
- Large staircase and elevator access
- Various signage opportunities

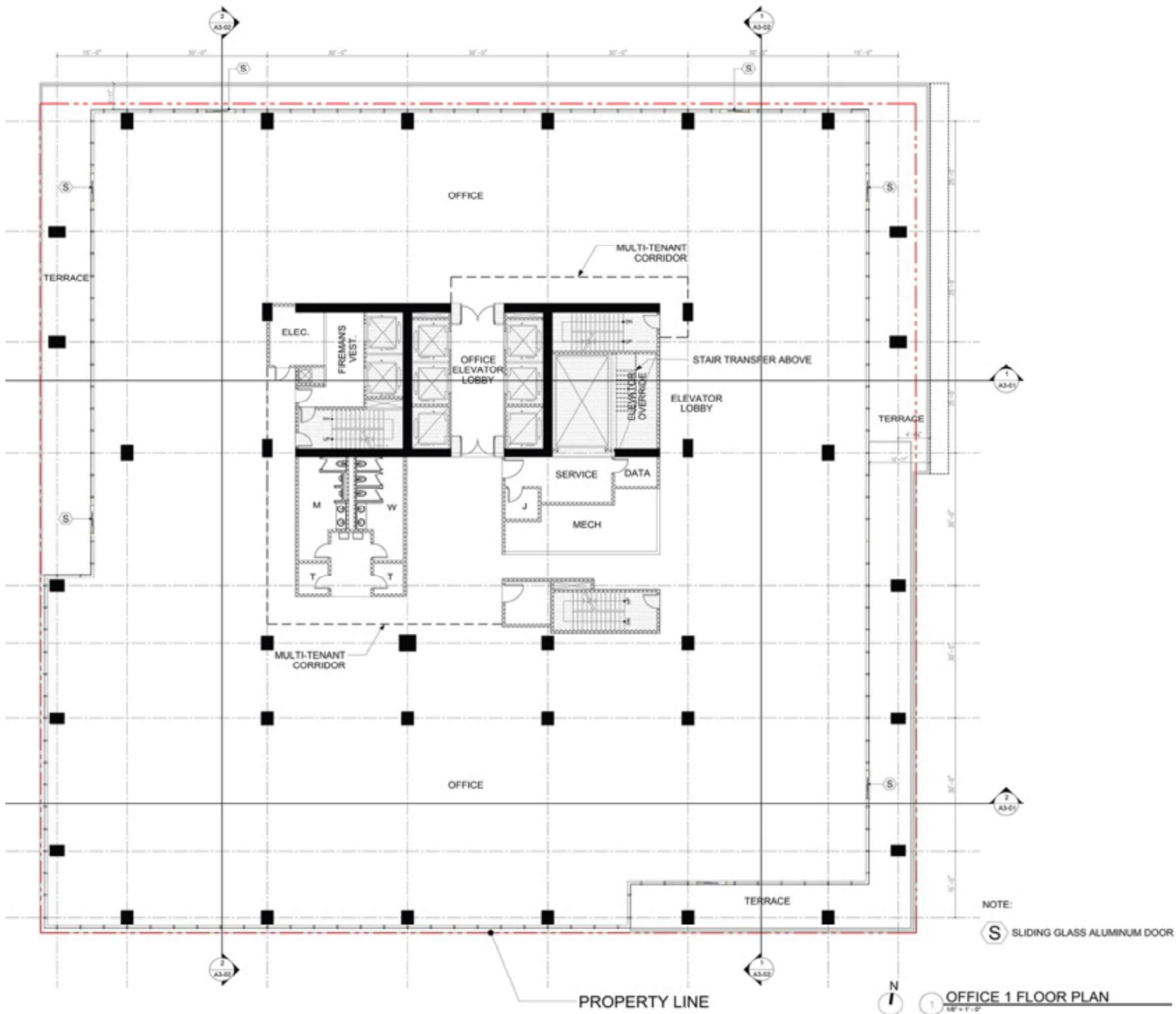




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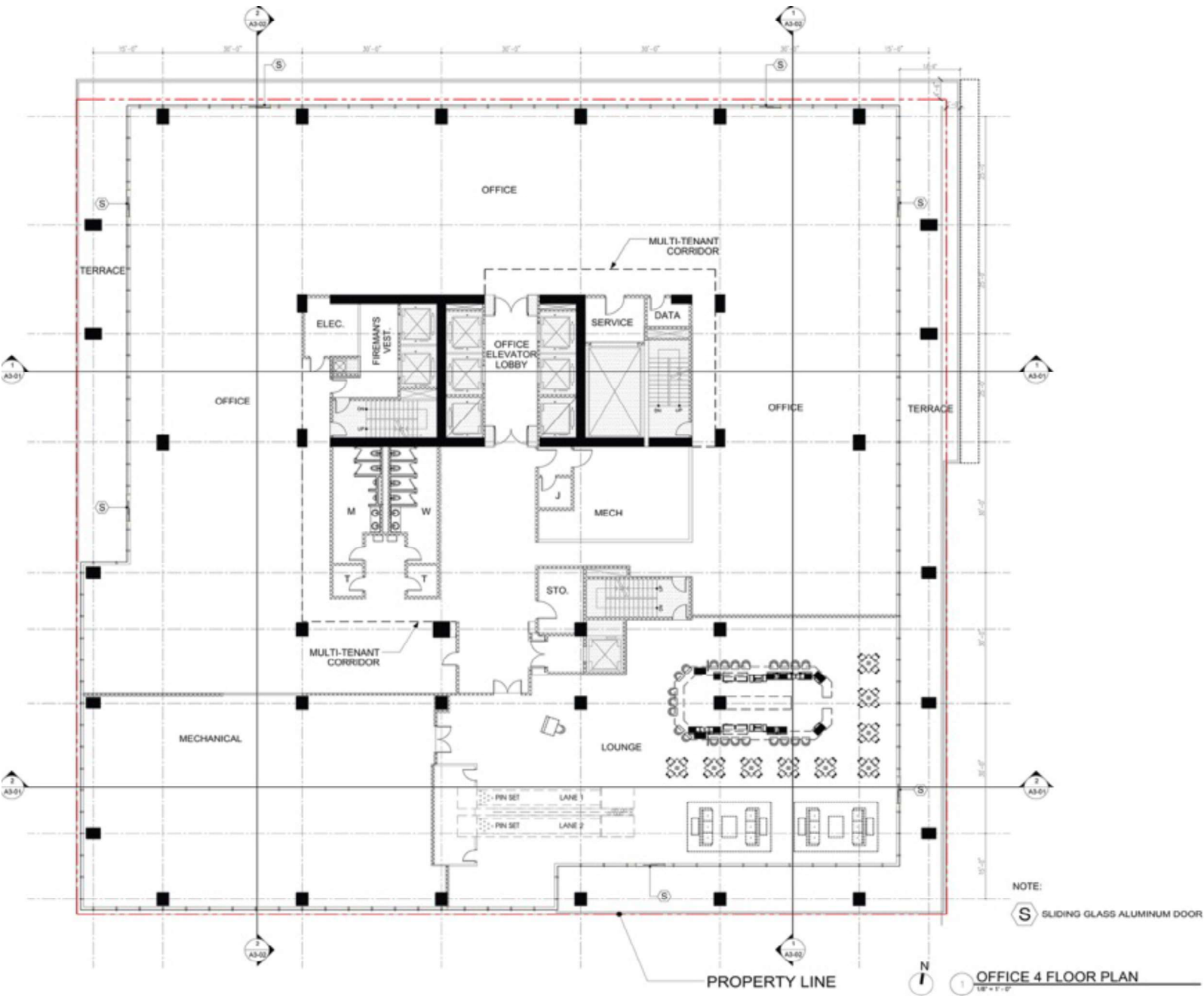
10-12TH FLOOR : OFFICE

- 30,802 RSF
- 3,572 SF Terraces



14TH FLOOR: OFFICE

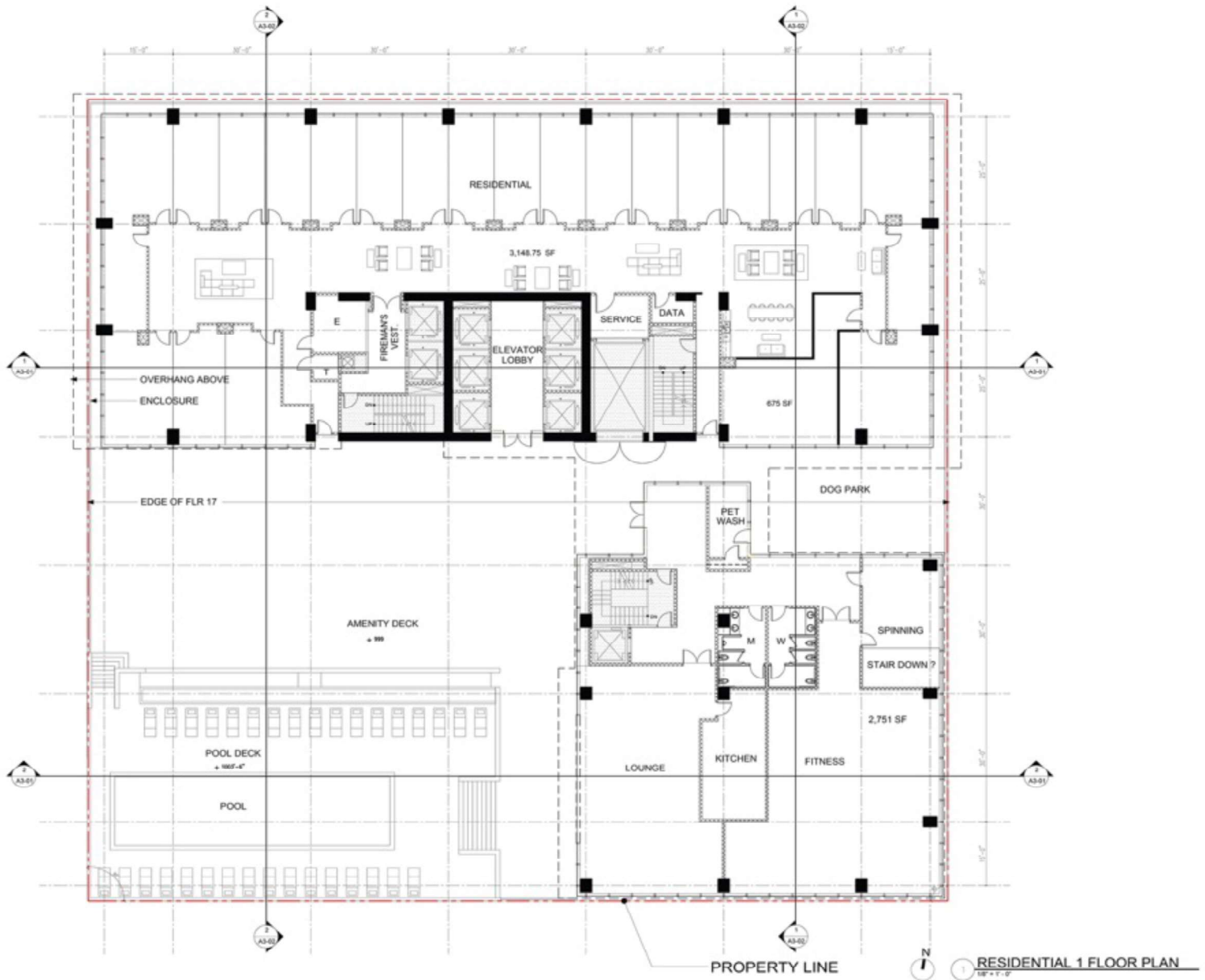
- 29,425 RSF
- 4,052 SF Terraces



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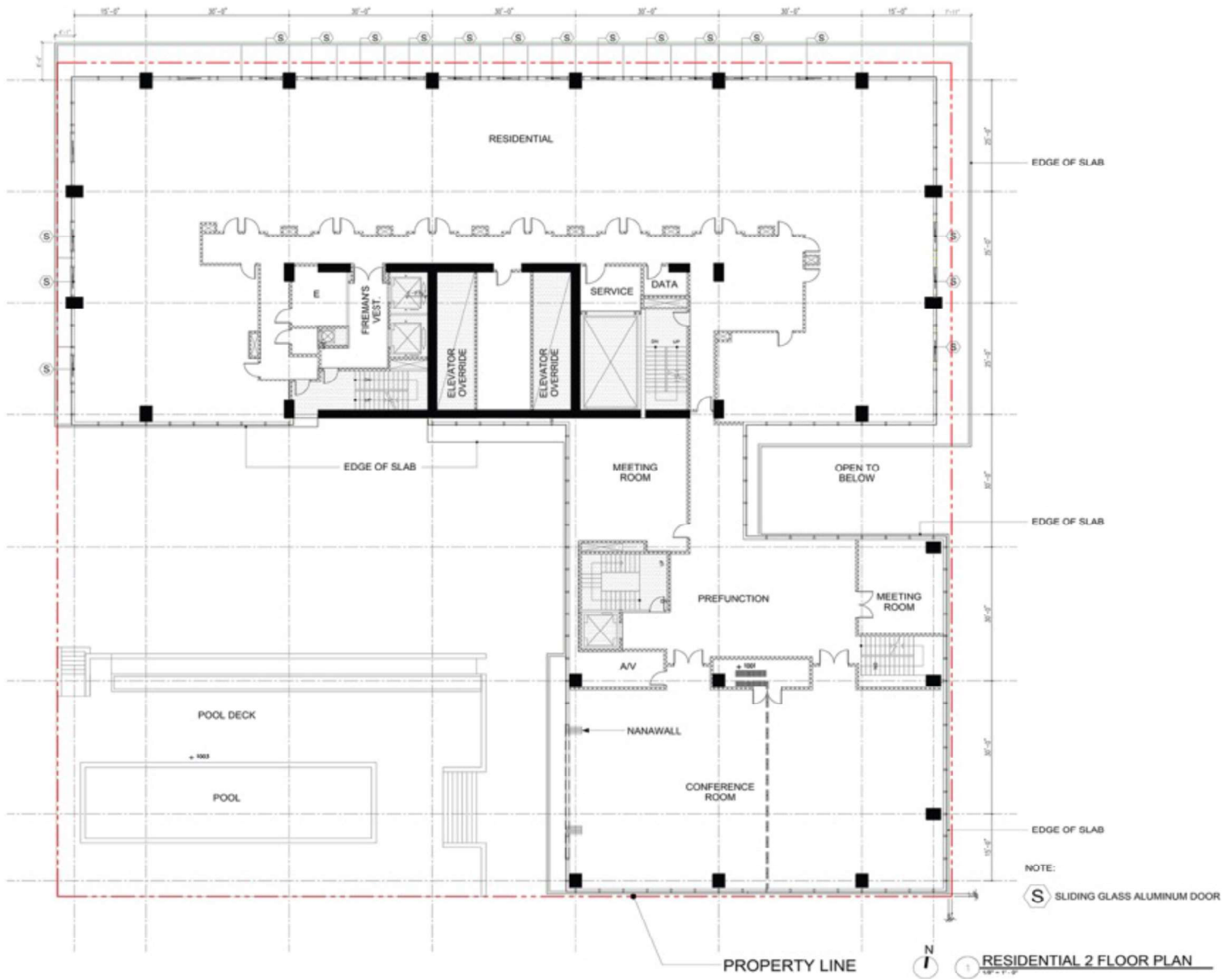
17TH FLOOR: AMENITY DECK

- Pool & lounge
- Fitness facility
- Dog park & pet wash



18TH FLOOR: CONFERENCE CENTER

- Conference and event space
- Overlooking amenity deck



MILLENNIAL TOWER

AERIAL AND LOCATION





MILLENNIAL TOWER





TENANT 1

RESIDENTIAL

AMENITY DECK/CONFERENCE CENTER

HOTEL

OFFICE

TENANT 2

PARKING

RETAIL



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