

FOR LEASE Tri-County Office Properties

110 Boggs Ln | 130, 150, 155 and 175 Tri -County Pkwy

110 Boggs Ln

150 Tri-County Pkwy

130 Tri-County Pkwy

175 Tri-County Pkwy

155 Tri-County Pkwy

Bergman

FOR MORE INFORMATION PLEASE CONTACT:

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[HOME](#)

[HIGHLIGHTS](#)

[AVAILABLE](#)

[AREA](#)

EXECUTIVE SUMMARY

NAI Bergman is pleased to offer a select portfolio of office properties located in the Tri-County region. The four professionally owned and managed office properties offer an abundance of amenities to tenants while having competitive rental rates.

- Asking \$12.95/SF MG
- Professional Onsite Management
- Abundance of Parking
- Easy Access to I-275
- Flexible Floor Plans Available
- Common Conference Room Access
- Surrounded by Retail, Hotels and Restaurants



OWNERSHIP

Olymbec owns and manages a diverse portfolio of industrial, office, retail and residential properties throughout Canada and the United States. With up to 13 million square feet owned in Canada and 14 million square feet in the United States, Olymbec owns over 27 million square feet across 300 properties in North America.



OLYMBEC

<http://www.olymbec.com/>

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HOME

HIGHLIGHTS

AVAILABLE

AREA

BUILDING AVAILABILITY

110 Boggs Ln.	
SUITE	SQFT
120/150	2,440
200/210	2,964
225	1,505
230	2,247
243	1,917
244	2,416
251	534
255	776
260	2,661
288	809
300	540

110 Boggs Ln	
SUITE	SQFT
302	1,676
305	1,589
310	1,154
325	1,121
330	3,004
351	3,200
380	6,736
460	6,853

130 Tri-County Pkwy	
SUITE	SQFT
207	863

150 Tri-County Pkwy	
FLOOR	SQFT
Floor 1	8,480
Floor 2	9,910
Floor 3	9,873
Floor 4	9,879

155 Tri-County Pkwy	
SUITE	SQFT
205	1,077
220	1,944
255	2,557

175 Tri-County Pkwy	
SUITE	SQFT
100	9,010
20	1,953
40	2,102
55	1,743
60	1,145

110 Boggs Ln. – Tri-View Offices

Total SF	107,842 SF
Largest Space	6,853 RSF
Smallest Space	534 RSF
Built In	1981
Rental Rate	\$12.95/SF

Features

- Beautiful Multistory Atrium
- 4.93/1,000 Parking Ratio
- Common Conference Room Available



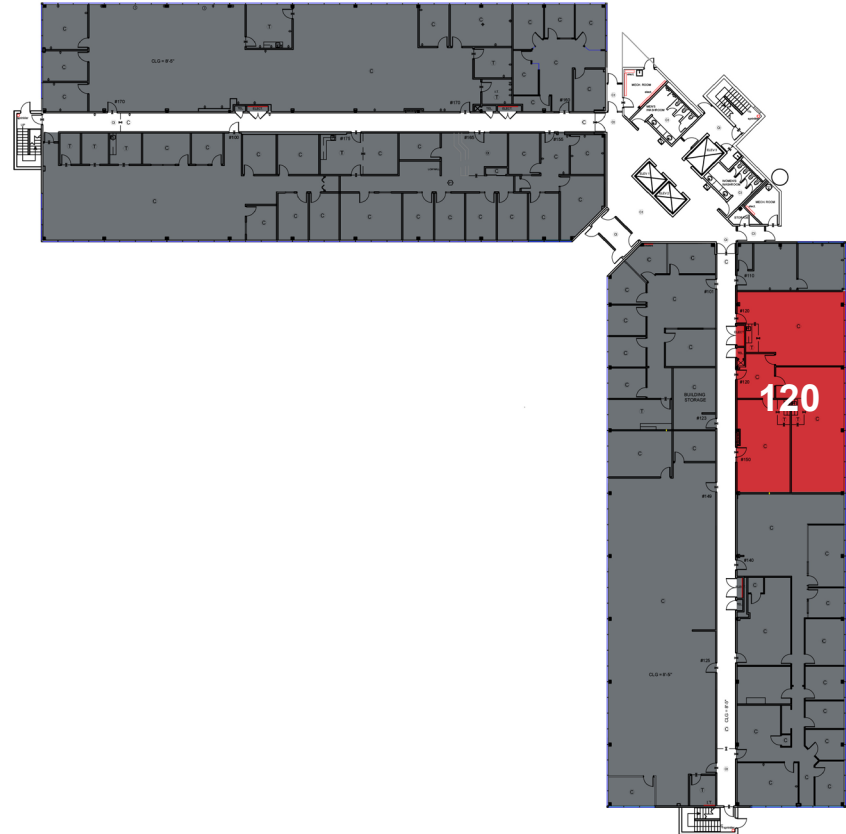
110 Boggs Ln – Floor 1

AVAILABLE

SUITE	SQFT	VIDEO
120/150	2,440	

LEASED

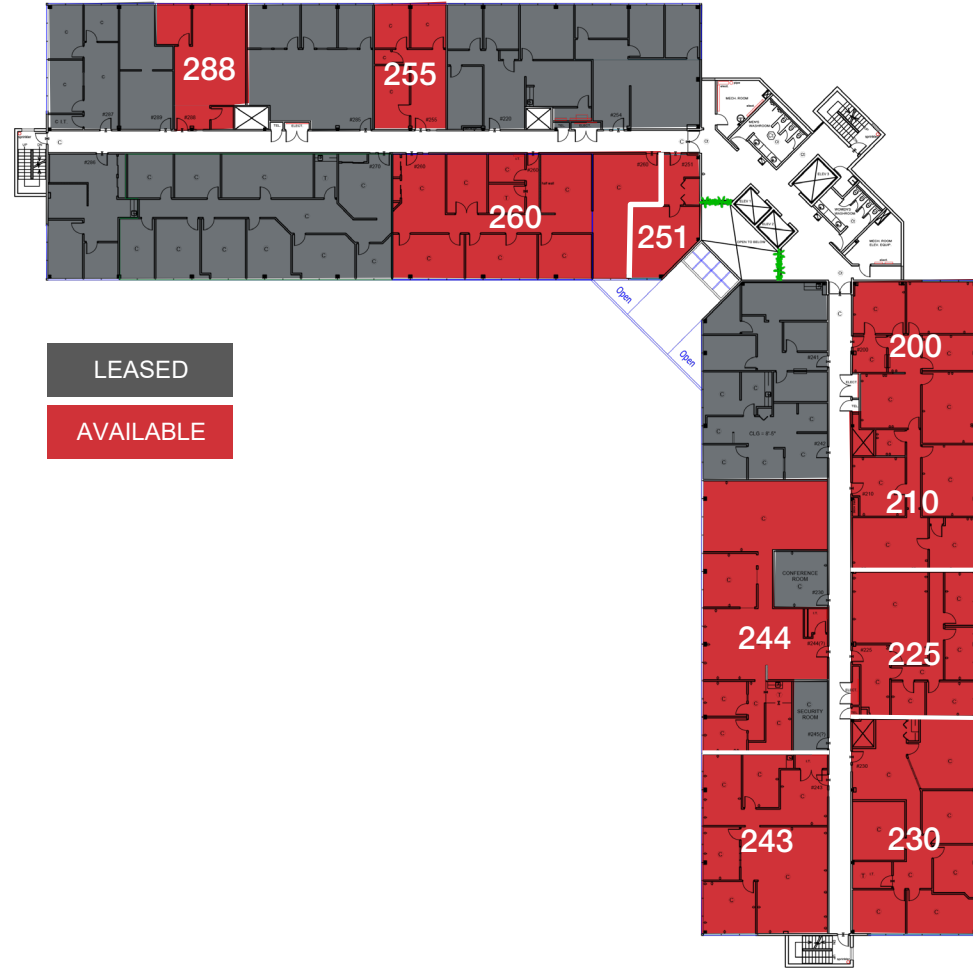
AVAILABLE



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110 Boggs Ln – Floor 2

AVAILABLE		
SUITE	SQFT	VIDEO
200/210	2,964	
225	1,505	
230	2,247	
243	1,917	
244	2,416	
251	534	
255	776	
260	2,661	
288	809	



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110 Boggs Ln – Floor 3

AVAILABLE

SUITE	SQFT	VIDEO
300	540	
302	1,676	
305	1,589	
310	1,154	
325	1,121	
330	3,004	
351	3,200	
380	6,736	



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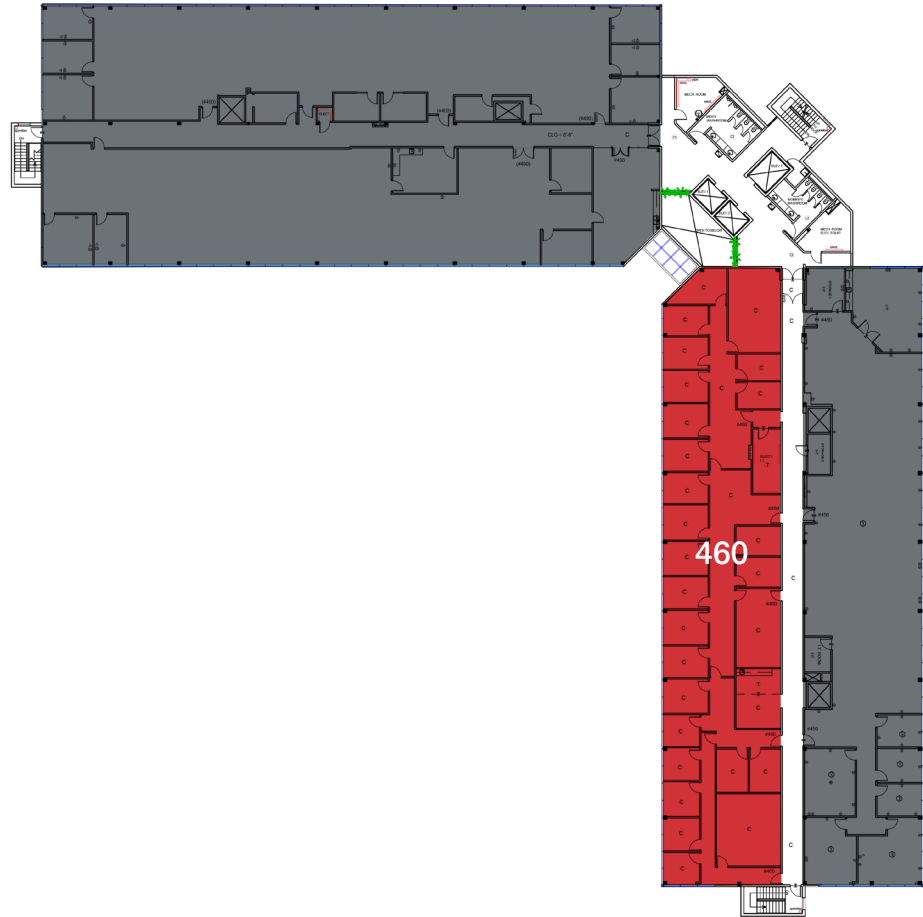
110 Boggs Ln – Floor 4

AVAILABLE

SUITE	SQFT	VIDEO
460	6,853	

LEASED

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130 Tri-County Pkwy. – Tri-County Financial Center

Total SF	38,154 SF
Largest Space	863 RSF
Smallest Space	863 RSF
Built In	1975
Rental Rate	\$12.95/SF


Features

- 98% Occupied Building
- 3.47/1,000 Parking Ratio
- Common Conference Room Available
- Second Floor Corner Office Space Available



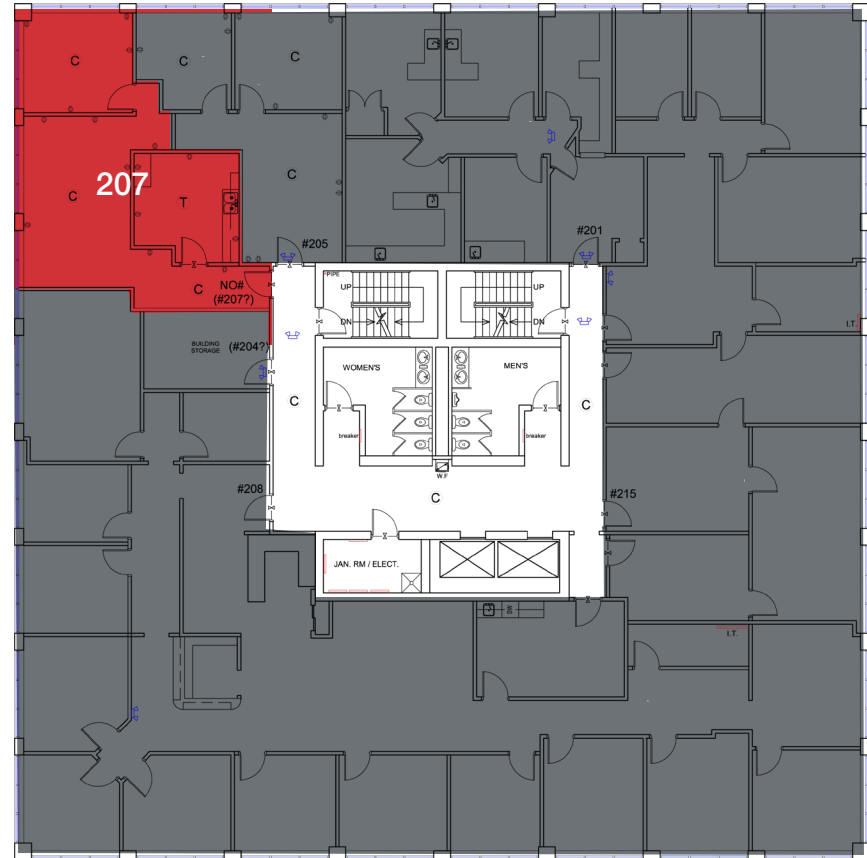
130 Tri-County Pkwy – Floor 2

AVAILABLE

SUITE	SQFT	VIDEO
207	863	

LEASED

AVAILABLE



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150 Tri-County Pkwy. – Tri-County Financial Center

Total SF	38,141 SF
Largest Space	38,141 SF
Smallest Space	8,480 SF
Built In	1975
Rental Rate	\$12.95/SF

Features

- Opportunity for full building occupancy
- 3.47/1,000 Parking Ratio



155 Tri-County Pkwy.

Total SF	42,923 SF
Largest Space	2,557 RSF
Smallest Space	1,944 RSF
Built In	1980
Rental Rate	\$12.95/SF

Features

- Professional Open Lobby
- 4.46/1,000 Parking Ratio
- Common Conference Room Available
- Attractive Office Space Finishes



155 Tri-County Pkwy – Floor 2

155 Tri-County Pkwy

SUITE	SQFT	VIDEO
205	1,077	
220	1,944	
255	2,557	

LEASED

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175 Tri-County Pkwy. – Tri-County Business Park

Total SF	81,971 SF
Largest Space	9,010 RSF
Smallest Space	577 RSF
Built In	1975
Rental Rate	\$12.95/SF

Features

- Professional Large Lobby
- 4.94/1,000 Parking Ratio
- Common Conference Room Available
- Attractive Office Space Finishes



175 Tri-County Pkwy – Floor 1

AVAILABLE

SUITE	SQFT	VIDEO
100	9,010	

LEASED

AVAILABLE



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175 Tri-County Pkwy – Lower Level

175 Tri-County Pkwy

SUITE	SQFT	VIDEO
20	1,943	
40	2,102	
55	1,743	
60	1,145	

LEASED

AVAILABLE



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RETAILER MAP

