



400 West Parkway Place Premier Office Space for Available for Lease



PROPERTY DESCRIPTION

At the intersection of Steed Road and West Parkway Place in the Quorum Campus of Colony Park, is the newest office building was recently constructed. The building is three floors comprised of approximately 58,098 GSF with garage and surface parking. Outstanding tenants include Carr, Riggs & Ingram, EastGroup Properties, and Century Construction.

AVAILABLE SPACE

First Floor – 5,193 RSF
Second Floor – 8,165 RSF
Third Floor – 14,423 RSF **LEASED**

PARKING

132 parking spaces are available provided in the parking garage and on a surface lot, free of charge, for employees. Visitor parking is located in front of the building in a motor court.

ELEVATORS

2 passenger elevators

SECURITY

Card key access with alarm for after hour access and 24-hour surveillance for critical areas. Colony Park Patrol is also on site 7 days a week, 24 hours a day.

HVAC

Centrally controlled by an energy management system for maximum energy efficiency and comfort levels.

LIFE SAFETY SYSTEM

Addressable fire alarm system with a complete fire sprinkler system.

FEATURES

- ❖ Generous Tenant Improvement Allowance
- ❖ Covered parking
- ❖ Building naming rights are available
- ❖ Embassy Suites & Township at Colony Park are located across the street
- ❖ Minutes from banks, financial institutions, Renaissance shopping center, and plenty of dining options.

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