

OAKLEY OFFICE PROPERTIES

4141 & 4170 ROSSLYN DRIVE

FOR LEASE | TWO IDEAL PLUG & PLAY OPPORTUNITIES



HIGHLIGHTS

- Two office buildings available for lease in Oakley owned by VEGA Americas
- Exposed high ceilings 16' to 18' to the deck
- All furniture and equipment available to Tenant in excellent condition
 - 4141 Rosslyn Drive
 - 26,912 total SF
 - Constructed in 1998
 - Renovated in 2013
 - 4170 Rosslyn Drive
 - 28,850 total SF
 - Constructed in 2002
 - · Renovated in 2014
- Asking \$18.00 /SF Gross
 - Tenant responsible for interior maintenance + cleaning only
- Abundant parking over 5/1,000
- Surrounded by various restaurants and retail
- Easily accessible to Red Bank Expressway, Columbia Parkway, & I-71



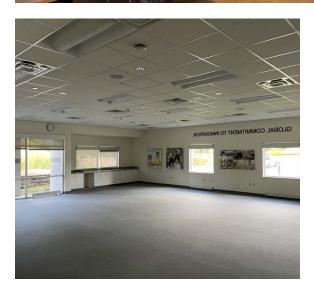














4141 ROSSLYN

26,912 TOTAL SF AVAILABLE

FOR LEASE











4170 ROSSLYN

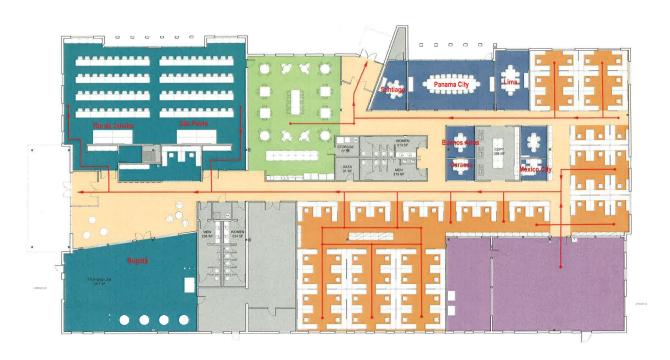
28,850 TOTAL SF AVAILABLE

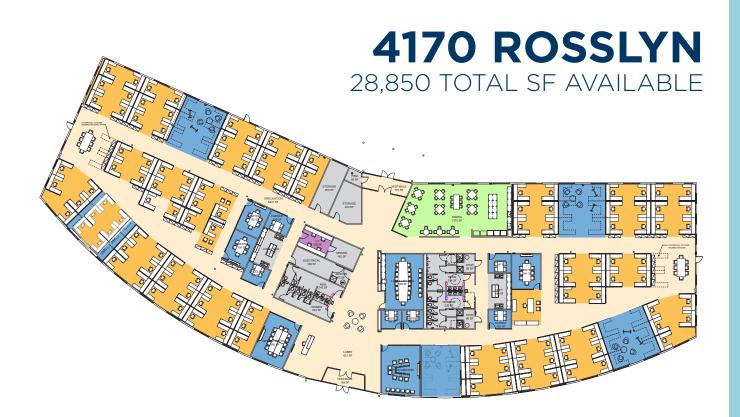
FOR LEASE

FLOORPLANS

4141 ROSSLYN

26,912 TOTAL SF AVAILABLE





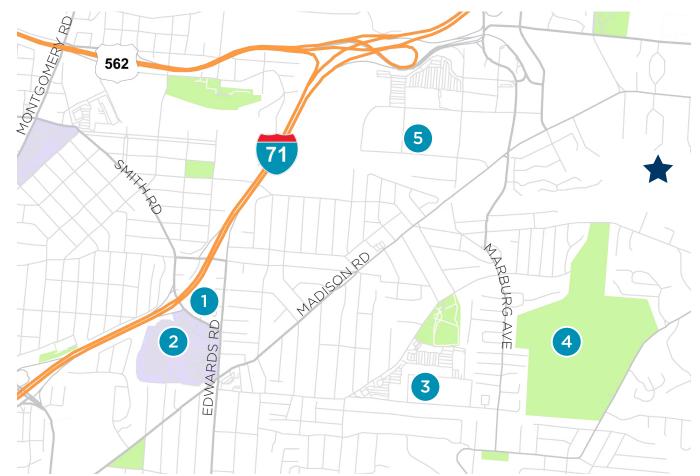
AREA AMENITIES

- 1 Rookwood Exchange
- Courtyard by Marriott
- Residence Inn by Marriott
- One Rookwood Apartments
- · Agave & Rye
- Fueled Collective
- Seasons 52
- Spavia
- Taste of Belgium
- Jason's Deli
- The Capital Grille
- 2 Rookwood Commons & Pavilion
- Home Goods
- BJ's Restaurant

- DSW
- P.F. Chang's
- J. Alexander's
- Starbucks
- Banana Republic
- Cyclebar
- Eddie Bauer
- West Elm
- Chico's
- J.Crew Factory
- The Pub
- Ulta Beauty
- Sephora
- Potbelly
- T.J. Maxx
- Mitchell's Salon & Day Spa
- Nordstrom Rack
- Old Navy

- Altar'd State
- REI
- Talbots
- The Gap
- Whole Foods
- 3 Hyde Park Plaza
- Kroger Marketplace
- Massage Envy
- Piada Italian Street Food
- FUSIAN
- Starbucks
- Panera Bread
- Staples
- Walgreens
- USPS
- Bruegger's Bagels
- Michaels
- Shaan Indian Cuisine

- 4 Hyde Park Golf & Country Club
- 5 Oakley Station
 - Kroger Marketplace
 - · Cinemark Theatres
 - Meijer
 - Target
 - Esporta Fitness
 - Wild Eggs
 - · Condado Tacos
 - MOD Pizza
 - Orangetheory Fitness
 - · Chick-fil-A
 - Wings and Rings
 - Crossroads Church
 - MadTree Brewing
 - MOD Pizza
 - Homewood Suites by Hilton



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