



# OAKLEY OFFICE PROPERTIES

## **4141 & 4170 ROSSLYN DRIVE**

FOR LEASE | TWO IDEAL PLUG & PLAY OPPORTUNITIES



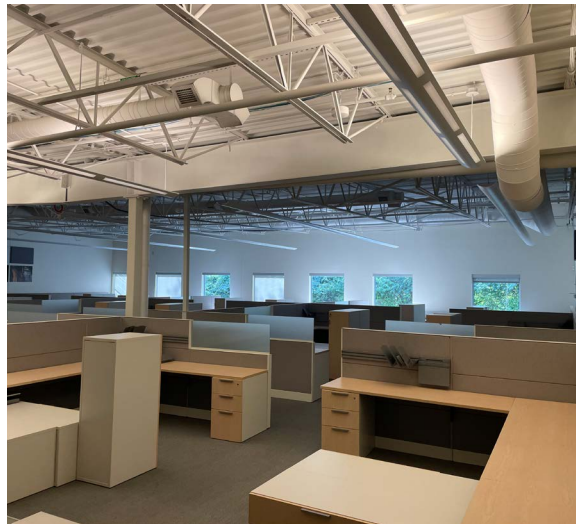


# HIGHLIGHTS

- 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





# 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

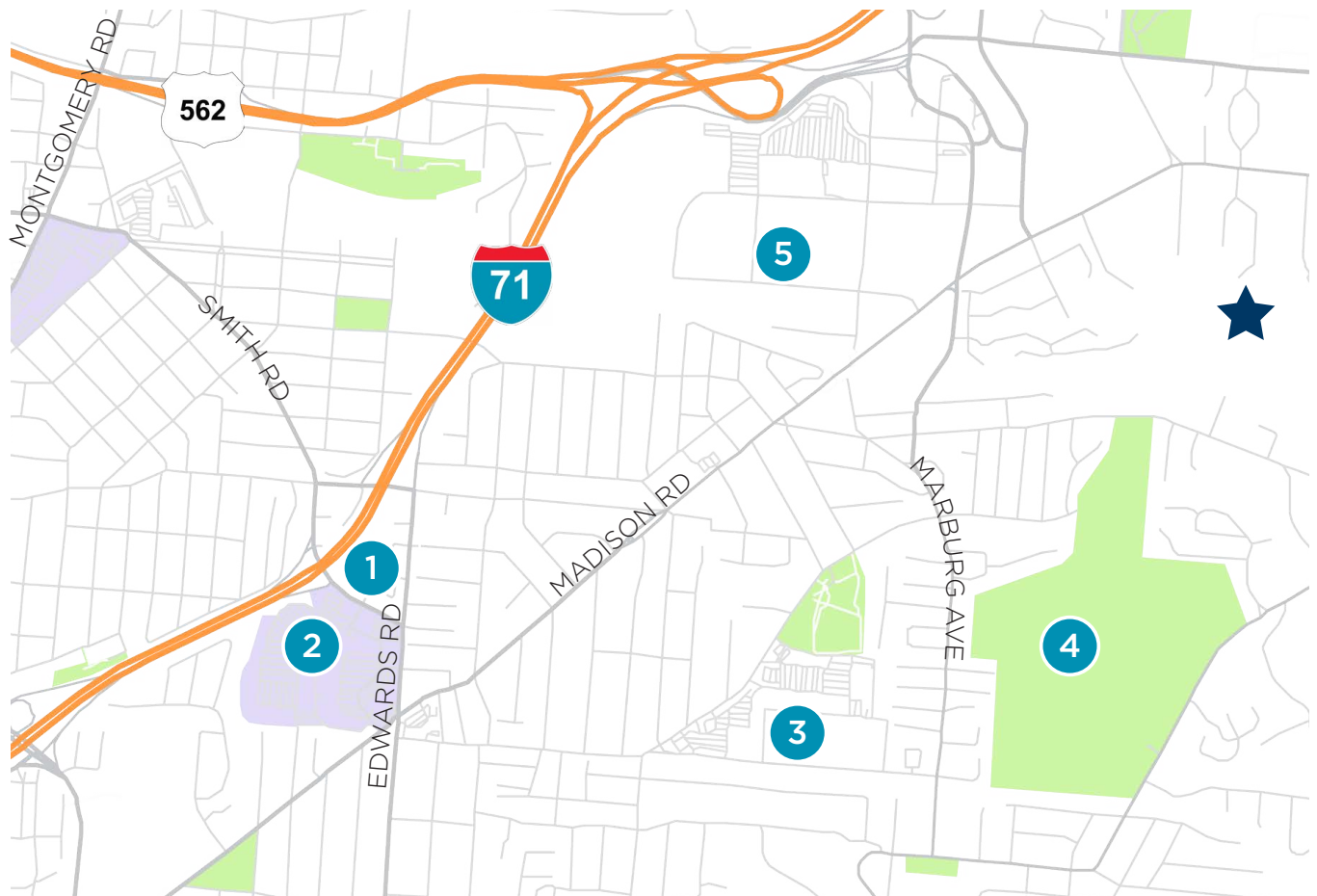
- Altar'd State
- REI
- Talbots
- The Gap
- Whole Foods

## 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

- 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





# CONTACT

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