# THREE-STORY OFFICE BUILDING

INSPIRED DISTINCTIVE IMPRESSIVE

THE CORPORATE RESERVE
OF ST. CHARLES

www.thecorporatereserve.com

# THREE-STORY OFFICE BUILDING

## THREE-STORY BUILDING FEATURES

- 15,000-square-foot (approximate) floor plates, spaces range from 500 square feet to 45,000 square feet
- Ideal opportunity for significant presence and elevator identity on each floor
- Great flexibility for single floor users; third floor is 13,500 usable square feet, second floor is 12,700 usable square feet and opens to lobby; first floor totals 12,000 usable square feet and features an open, two-story atrium
- Generous outdoor parking conveniently located within steps of entryways; heated sidewalks and walkways eliminate icing in winter
- 10-foot ceilings; abundant window lines
- 24-hour card key access
- Signage opportunities available
- The Corporate Reserve's natural setting features prairie-style landscaping, biking and walking trails, connection to the Great West Trail, ponds, picnic areas and more
- Building designed by Wright | Heerema Architects, an award-winning architectural firm

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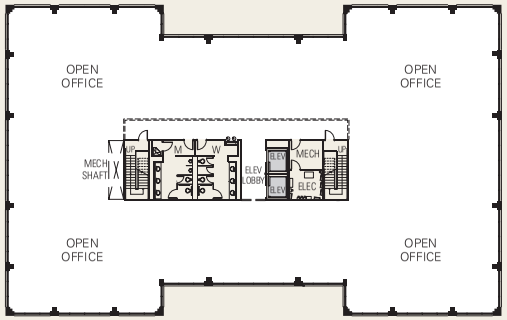
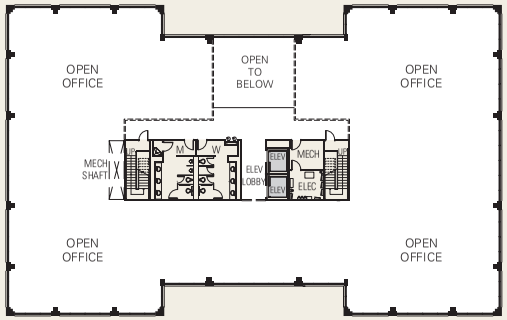
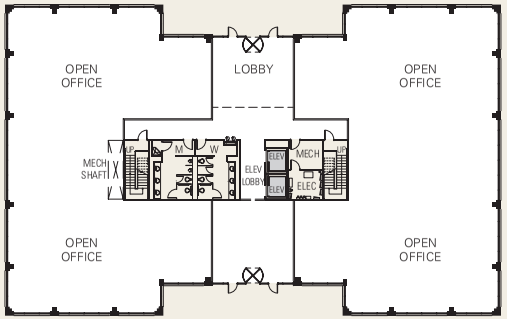



**THIRD FLOOR**
13,500 usable square feet




**SECOND FLOOR**
12,700 usable square feet




**FIRST FLOOR**
12,000 usable square feet