

**2105
E.MLK**
AT FERDINAND

UNDER CONSTRUCTION



32,942 SF
OFFICE BUILDING FOR SALE OR LEASE





PROPERTY OVERVIEW

www.2105EMLK.com

15,825 SF

THIRD FLOOR
SUITE 300

8,310 SF

SECOND FLOOR
SUITE 200

6,868 SF

SECOND FLOOR
SUITE 250

1,939 SF

GROUND FLOOR
SUITE 100

3:1000

PARKING
RATIO



Thoughtfully designed for the safe flow of people



Widened, open main staircase and second egress stair added



Step n' pulls on bathroom doors



Sanitizer dispensers throughout the buildings



Touchless faucets/soap dispensers and showers



UV purification and ionization component added to HVAC system



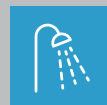
Access to outdoor spaces



Biophilic design



On-Site bike storage



On-Site showers

CONSTRUCTION TIMELINE

Construction Mobilization
OCTOBER 2021

Foundation Work
FEBRUARY 2022

Ready to Commence Tenant Improvements
January 2023

DECEMBER 2021
Site Preparation

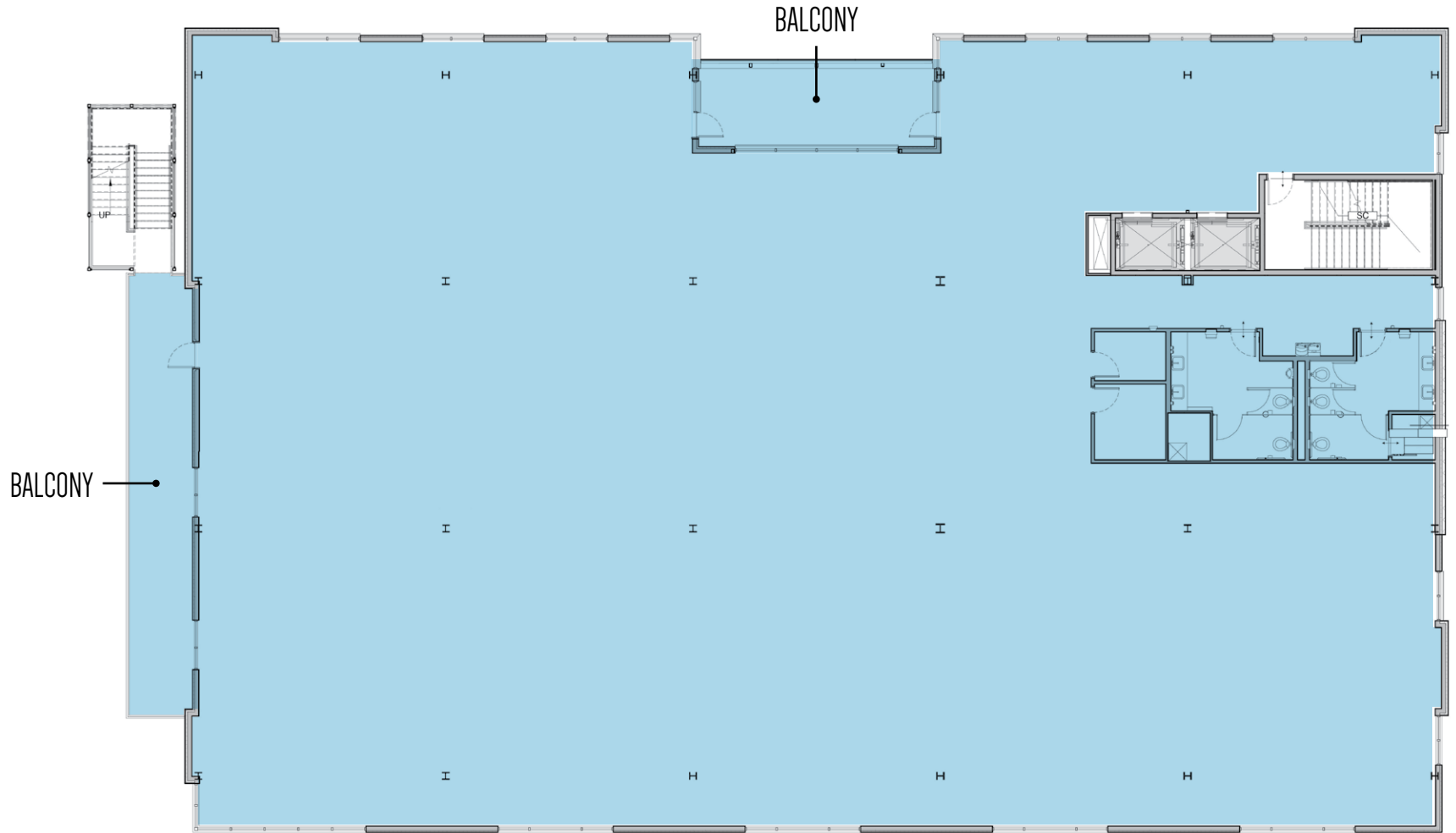
OCTOBER 2022
Building Dry-In

MAY 2023
Substantial Completion



Floor 3

Suite 300 - 15,825 SF

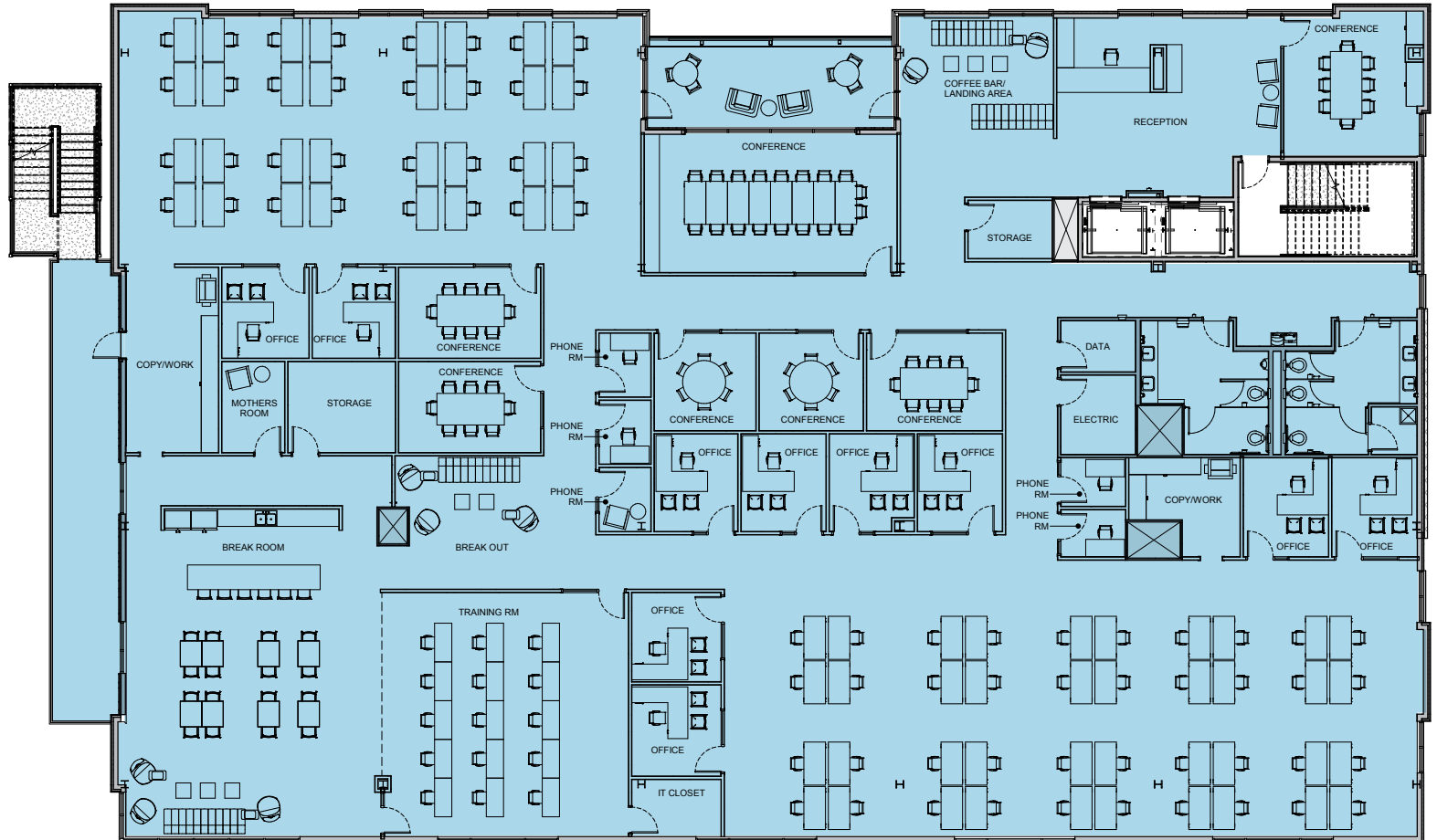


Floor 3

SINGLE TENANT TEST FIT

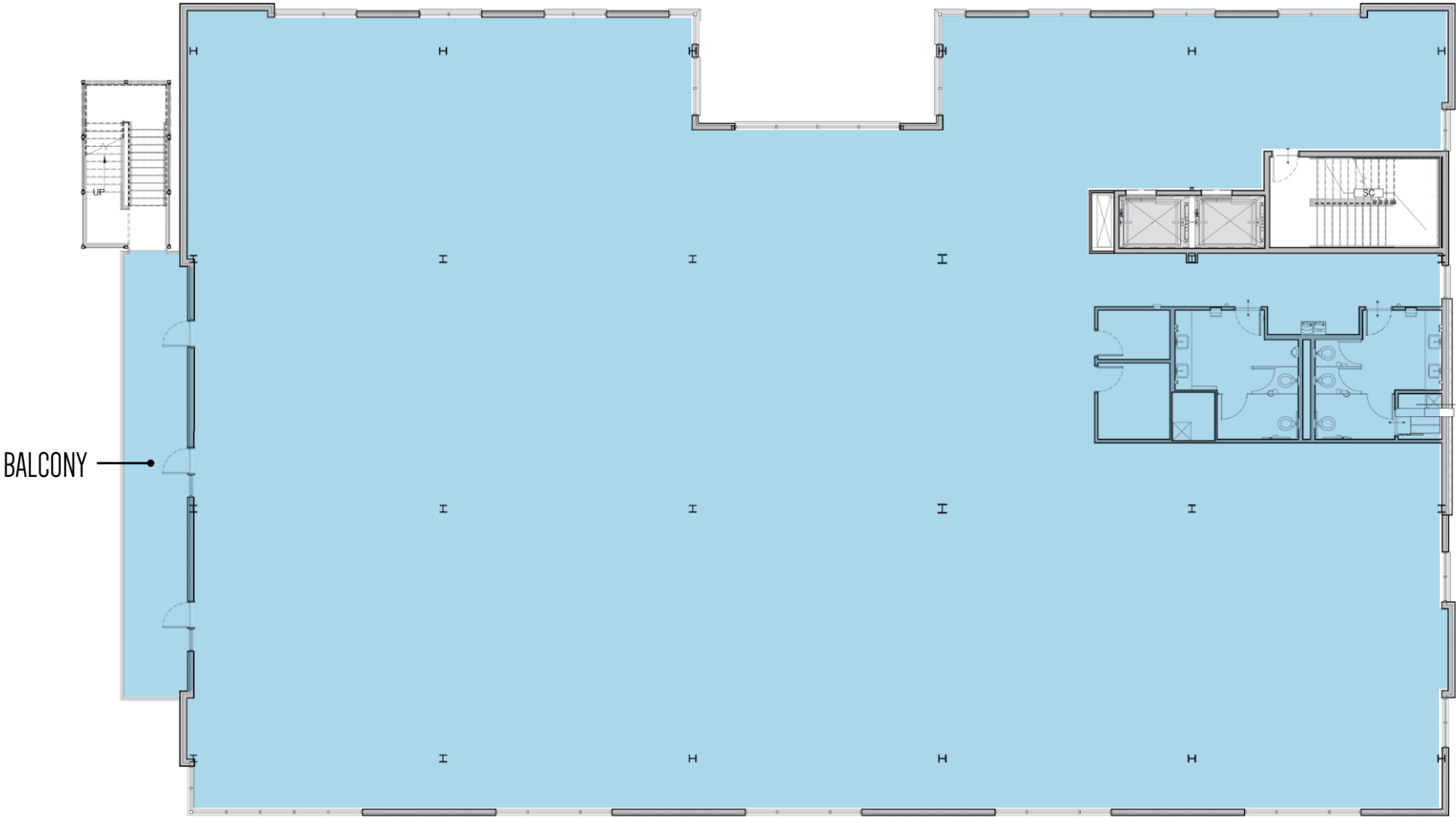
15,825 SF

Desks	72
Private Offices	10
Receptionist	1
Conference Rooms	7
Training Room	1
Break Room	1
Copy/Work	2
IT Closet	1
Phone Rooms	5
Break Out Space	2



Floor 2

Suite 200 - 15,177 SF



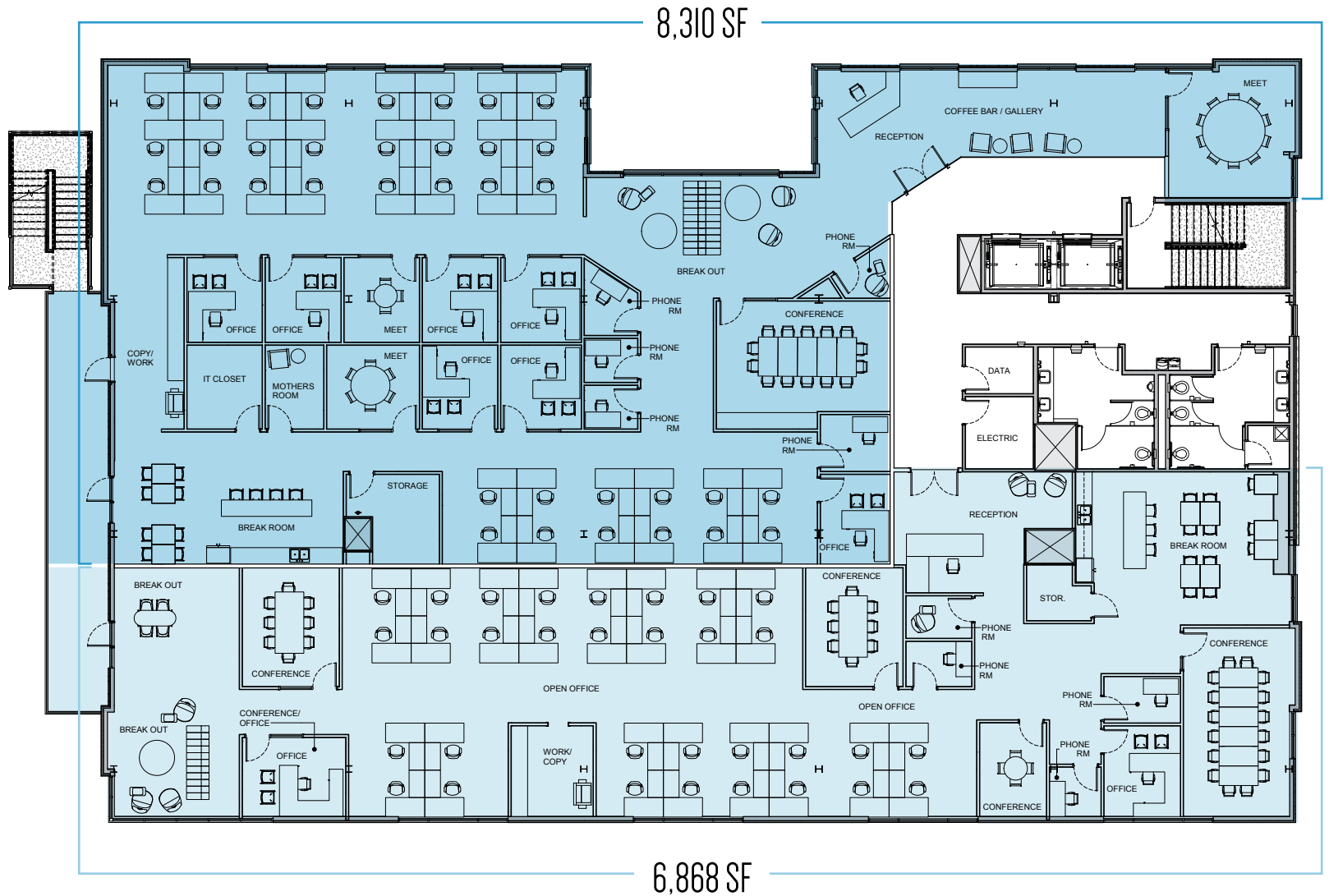
Floor 2

Suite 200

Desks	30
Private Offices	7
Receptionist	1
Conference Rooms	5
Break Room	1
Copy/Work	1
IT Closet	1
Phone Rooms	5
Break Out Space	1

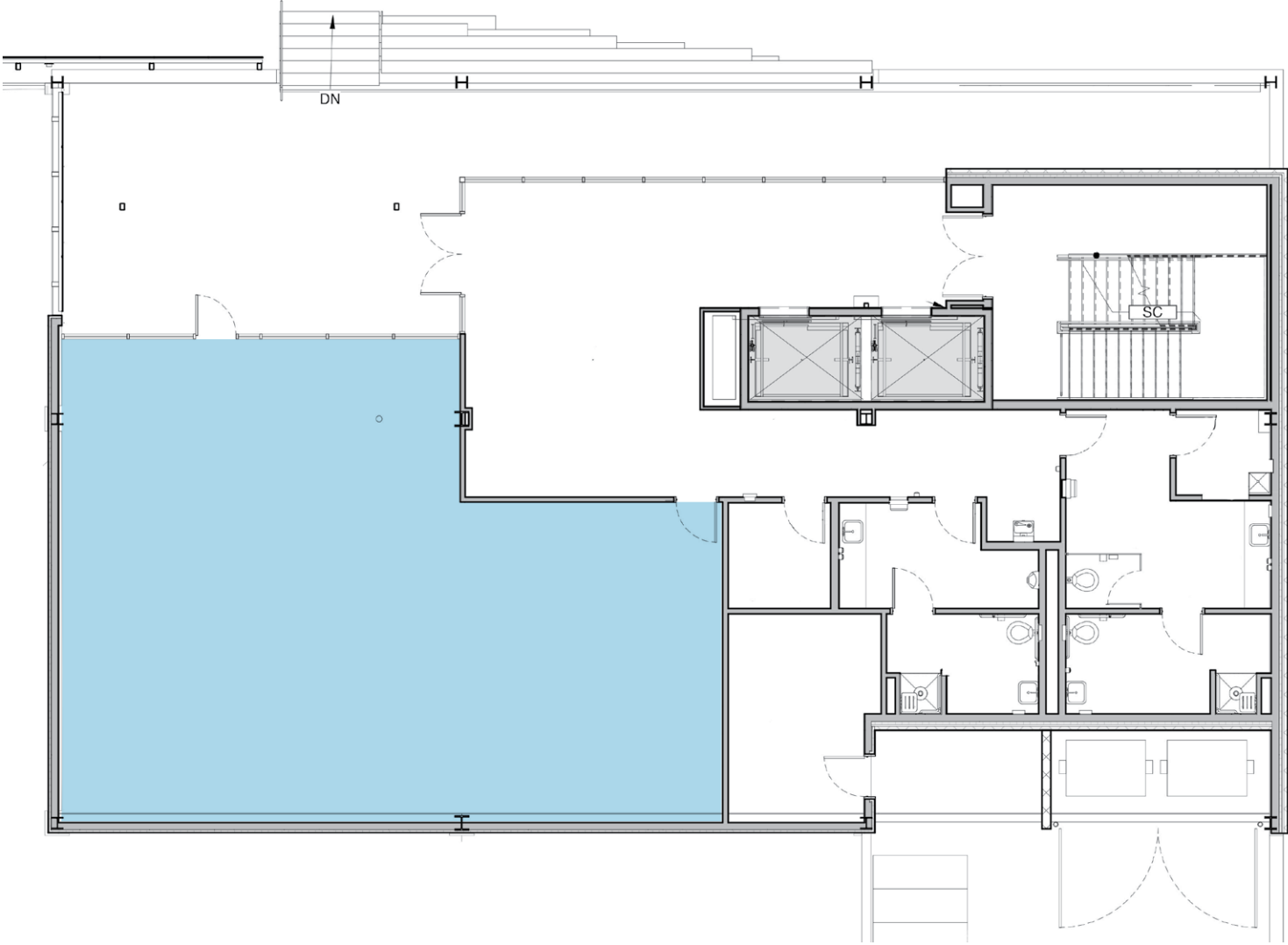
Suite 300

Desks	26
Private Offices	3
Receptionist	1
Conference Rooms	4
Break Room	1
Copy/Work	1
IT Closet	1
Phone Rooms	4
Break Out Space	1



Floor I

Suite 100 - 1,939 SF

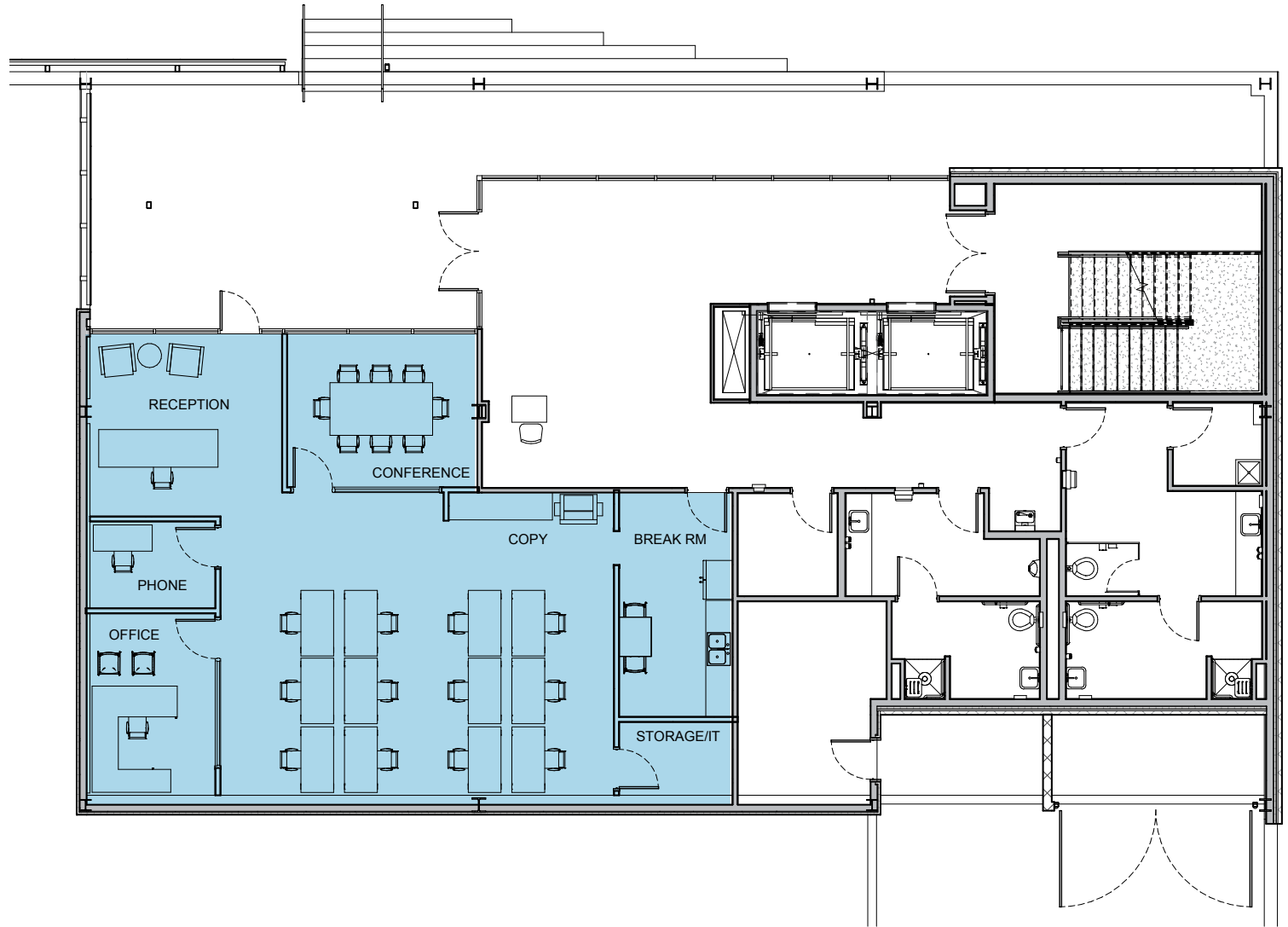


Floor I

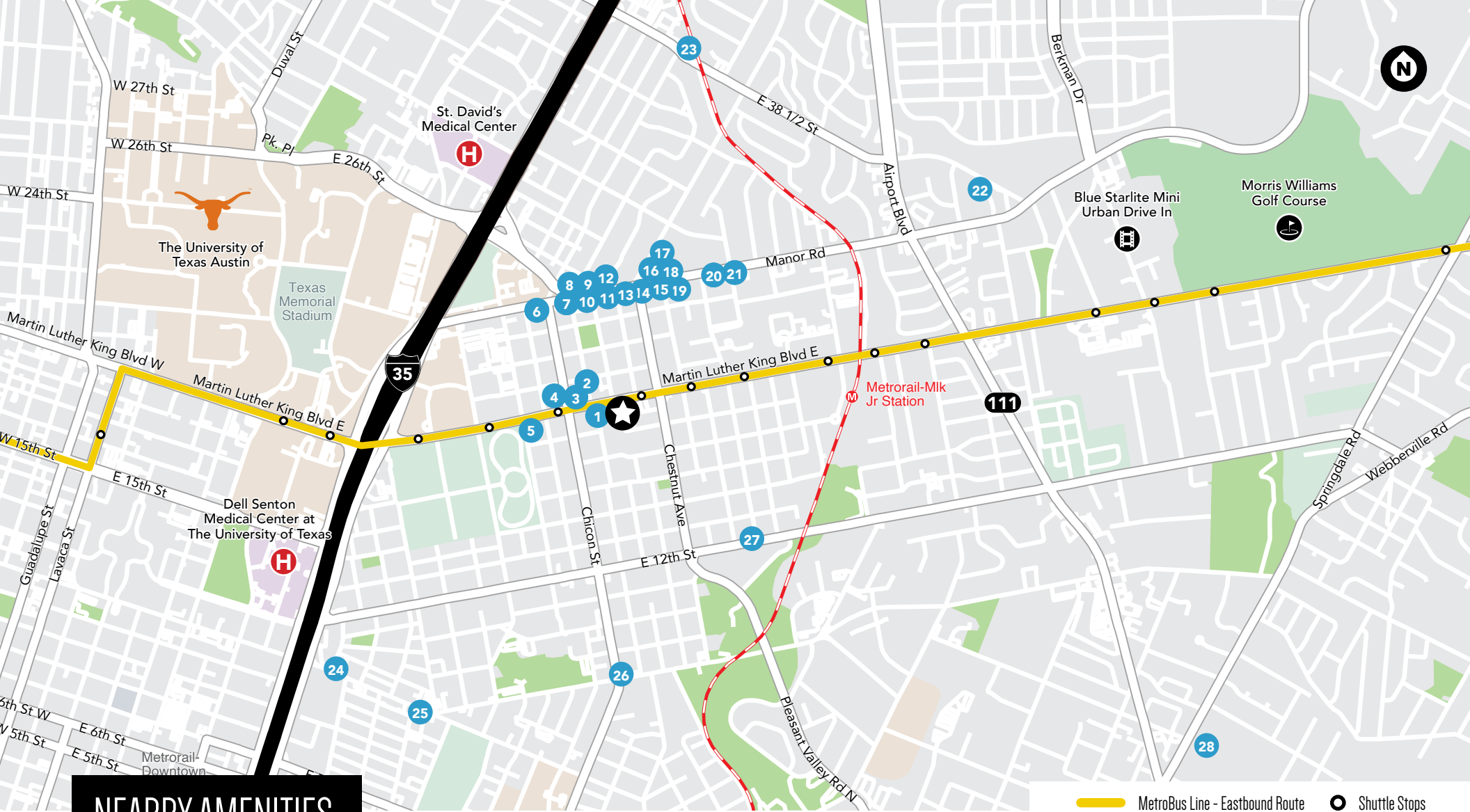
TEST FIT

1,939 SF

Desks	12
Private Offices	1
Conference Rooms	1
Break Room	1
Copy/Work	1
IT Closet	1
Phone Rooms	1



2105
E.MLK
AT FERDINAND



NEARBY AMENITIES

- | | | | |
|----------------------------|------------------------------------|------------------------------------|----------------------------|
| 1. Bennu Coffee | 8. Amy's Ice Cream | 15. Patrizi's | 22. Contigo |
| 2. The Wheel | 9. Hoover's Cooking | 16. Haymaker | 23. Cherrywood Coffeehouse |
| 3. JuiceLand | 10. Abo Youssef Mediterranean Food | 17. Dai Due | 24. Franklin Barbecue |
| 4. Sour Duck Market | 11. Mi Madre's Restaurant | 18. Vic and Al's | 25. Paperboy |
| 5. Machine Head Coffee | 12. Thunderbird Coffee | 19. The Butterfly Bar @ The VORTEX | 26. Rockstar Bagels |
| 6. El Chile Cafe y Cantina | 13. School House Pub | 20. Taco Mex | 27. Nixta Taqueria |
| 7. Salty Sow | 14. el chilito | 21. Bird Bird Biscuit | 28. Caffe Medici |





**2105
E. MLK**
AT FERDINAND

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.
©2023. Jones Lang LaSalle IP. Inc. All rights reserved.

FOR SALE OR LEASE

OFFICE LEASING CONTACTS:

COLTON McCASLAND
colton.mccasland@jll.com
+1 512 225 1738

KEVIN KIMBROUGH
kevin.kimbrough@jll.com
+1 512 225 1736

BRENT POWDRILL
brent.powdrill@jll.com
+1 512 225 1737

RETAIL LEASING CONTACT:

MATTHEW UNDERHILL
matthew.underhill@jll.com
+1 512 368 7381

SALE CONTACTS:

SHEA PETRICK
shea.petrick@jll.com
+1 512 619 1958

DREW FULLER
drew.fuller@jll.com
+1 512 532 1931

KELSEY SHEBAY
kelsey.shebav@jll.com
+1 512 532 1927

