

# ABRIDGE

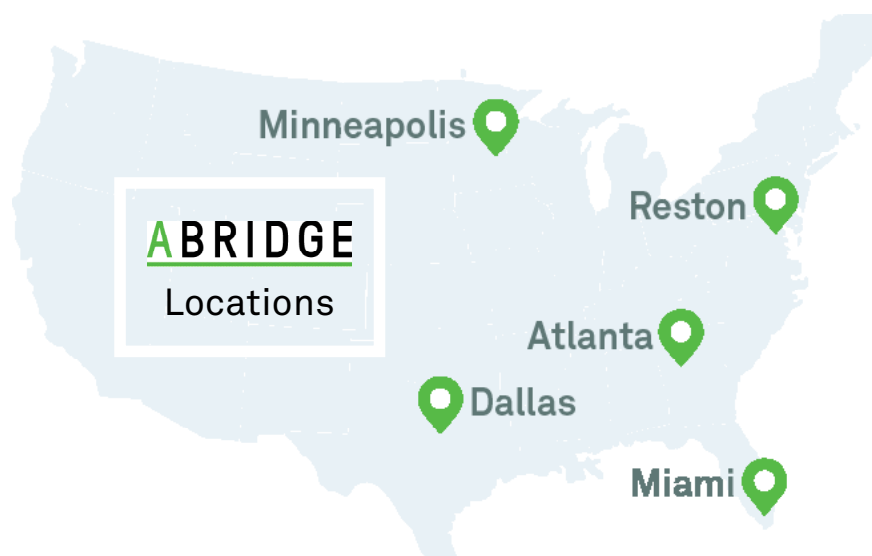


## Highly Curated, Flexible Term Office Space

**Abridge** is the perfect solution for companies needing move-in ready space with a flexible lease term and layout. **Abridge** offers spaces for 14 to 100+ employees for 1 to 3+ years with the ability to brand your private suite. Enjoy shared access to a full amenity package exclusively for **Abridge** tenants, plus the building's tenant lounges, conference spaces, and indoor/outdoor fitness and wellness areas.

# The shortest path to work.

By placing suites around shared common areas, each company is able to enjoy the privacy of their own office while having access to a significantly more robust set of amenities.



The Hub features conference rooms equipped with the latest technology and finishes that will dazzle clients and social spaces that create options for how employees want to work and collaborate.

**Abridge** suites also come with an operational layer so the headaches of procuring furniture, internet service, beverage service, daytime space cleaning services and controlled access to your space are a thing of the past.

The easiest path to the best office experience is with **Abridge**.

Private bespoke suites surround  
a shared common hub offering  
robust features including:



Contemporary  
Ergonomic  
Furniture



High-  
Speed  
Secure IT



Premium  
Beverage  
Offerings



Regular  
Cleaning  
Service



Access  
Control To  
Your Space



Multiple  
Conferencing  
Rooms



Common  
Area Lounge/  
Breakroom



Ability to  
Brand Your  
Space

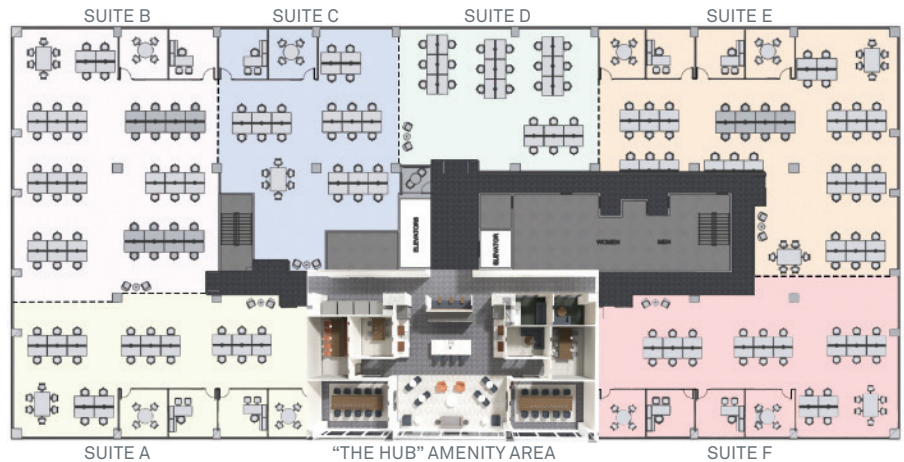


Immediate  
Occupancy



Atlanta - Northwest  
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### PROPERTY AMENITIES

- Major capital improvements including new lobby
- Tenant lounge and conference facility
- Wellbeats fitness studio
- Exterior patio
- Sought after location inside perimeter on 285
- Minutes from I-75 and GA 400, Truist Park/The Battery
- Direct access to Buckhead, East Cobb, and Sandy Springs

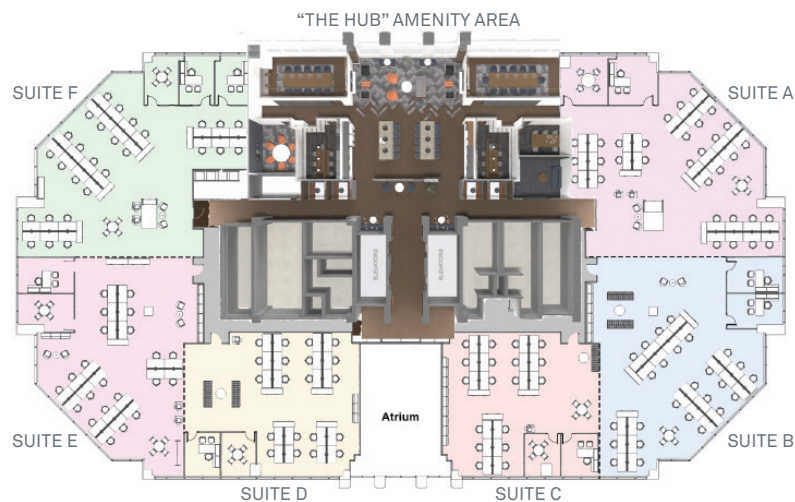
### ABRIDGE AVAILABLE SUITES

- Suite A - 3,906 SF  
22 desks + 4 offices
- Suite B - 5,132 SF  
40 desks + 2 offices
- Suite C - 3,540 SF  
22 desks + 2 offices
- Suite D - 2,615 SF  
24 desks
- Suite E - 5,384 SF  
42 desks + 4 offices
- Suite F - 4,231 SF  
22 desks + 4 offices



Atlanta - Buckhead  
1277 Lenox Park Boulevard  
Atlanta, GA 30319

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### PROPERTY AMENITIES

- 32 acres of activated live/work/play including: 1 million SF of Class A office, 1,800+ rental apartments, 150 hotel rooms, 4 single family home developments
- On-site, cooked-to-order food market offering wide range of healthy chef-inspired breakfast and lunch options
- Full-service, large scale fitness center with cardio, free weights, open access yoga/class room, lockers & showers
- Running trails and walk-around lake with community green space, expansive outdoor patio and dog park

### ABRIDGE AVAILABLE SUITES

- Suite A - 4,469 SF  
32 desks + 2 offices
- Suite B - 4,236 SF  
28 desks + 2 offices
- Suite C - 2,740 SF  
18 desks + 2 offices
- Suite D - 3,055 SF  
20 desks + 2 offices
- Suite E - 3,810 SF  
24 desks + 2 offices
- Suite F - 4,305 SF  
28 desks + 3 offices



## TOWER | 1320



Las Colinas - Dallas  
1320 Greenway Drive  
Irving, TX 75038

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### PROPERTY AMENITIES

- Renovated WiFi lobby
- Food service with Starbucks coffee bar
- Conference facility
- Tenant lounge and game room
- Fitness center with locker rooms

### ABRIDGE AVAILABLE SUITES

- Suite A - 6,679 SF  
42 desks + 4 offices
- Suite B - 3,902 SF  
24 desks + 4 offices
- Suite C - 3,504 SF  
22 desks + 4 offices
- Suite D - 4,183 SF  
28 desks + 3 offices
- Suite E - 3,167 SF  
20 desks + 3 offices
- Suite F - 4,210 SF  
28 desks + 3 offices

## MAKERS POINT



Reston - Virginia  
11180 Sunrise Valley Drive  
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### PROPERTY AMENITIES

- Adjacent South Lakes retail including Starbucks, Safeway, Chipotle, CVS, Café Sano, Reds Table and more
- On-site WiFi café
- Outdoor terraces with pond views
- Ample outdoor space
- State-of-the-art fitness center with locker rooms

### ABRIDGE AVAILABLE SUITES

- Suite A - 5,662 SF  
24 desks + 5 offices
- Suite B - 5,222 SF  
28 desks + 4 offices
- Suite C - 6,187 SF  
24 desks + 5 offices
- Suite D - 2,714 SF  
12 desks + 2 offices
- Suite E - 5,957 SF  
26 desks + 5 offices

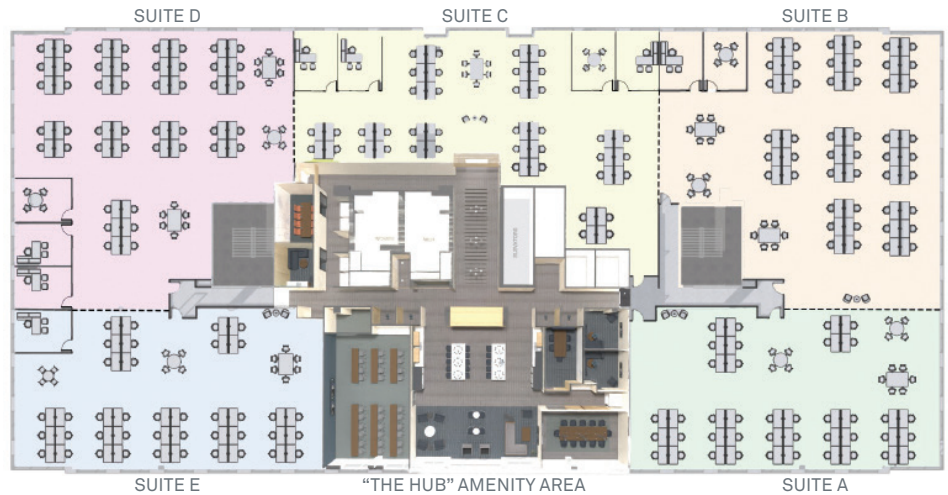


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### PROPERTY AMENITIES

- Full building renovations completed in 2020
- Near Broward County and minutes from airport and seaports
- Access to all major transportation arteries, located off its own Florida Turnpike interchange
- Free 5.0/1,000 r.s.f. covered parking available
- Abundance of retail, restaurants, and services in 3-mile radius

### ABRIDGE AVAILABLE SUITES

- Suite A - 5,469 SF  
40 desks
- Suite B - 7,445 SF  
48 desks + 2 offices
- Suite C - 6,359 SF  
40 desks + 4 offices
- Suite D - 7,379 SF  
46 desks + 3 offices
- Suite E - 5,467 SF  
40 desks + 1 office

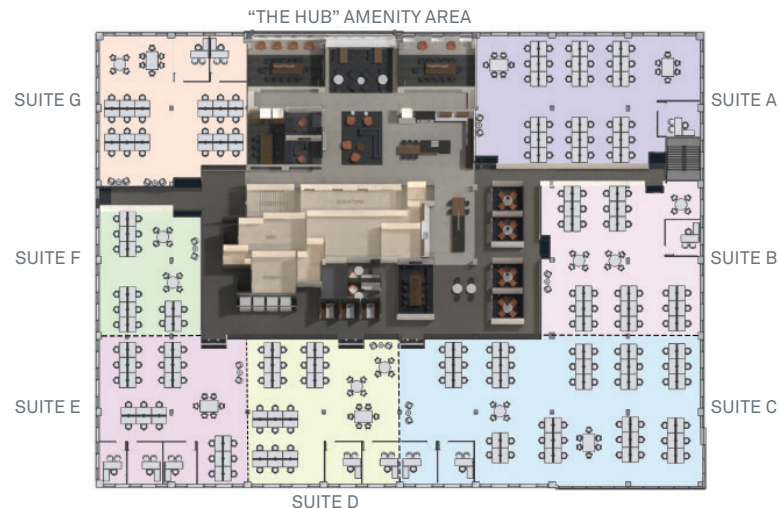
## WEST END CENTER



West End - Minneapolis  
1665 Utica Ave S - West End Center  
St. Louis Park, MN 55416

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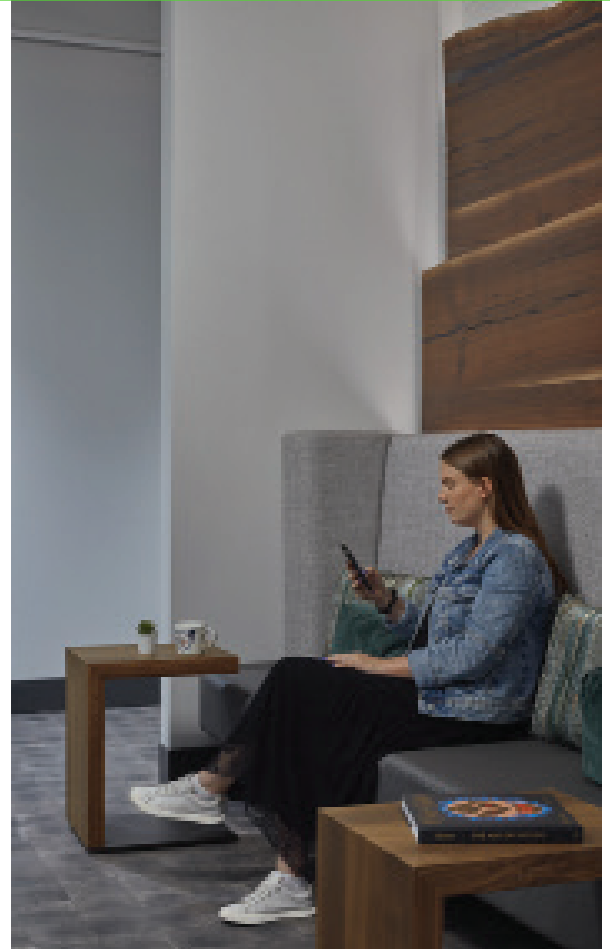
### PROPERTY AMENITIES

- On-site dining at Ed's Kitchen, a quick service breakfast & lunch restaurant
- Indoor and outdoor fitness amenities including cardio and strength equipment, locker rooms, and fitness classes
- Training and conference rooms
- Indoor bike storage and rentals
- Twin Cities Metro Transit bus route picks-up and drops-off directly in front of the Park

### ABRIDGE AVAILABLE SUITES

- Suite A - 5,050 SF  
34 desks + 1 office
- Suite B - 4,421 SF  
30 desks + 1 office
- Suite C - 8,085 SF  
52 desks + 2 offices
- Suite D - 3,988 SF  
24 desks + 2 offices
- Suite E - 3,992 SF  
25 desks + 3 offices
- Suite F - 2,380 SF  
16 desks
- Suite G - 3,906 SF  
24 desks + 2 offices







## **BRIDGE INVESTMENT GROUP**

Bridge is a leading, vertically integrated real estate investment manager, diversified across specialized asset classes. Bridge combines its nationwide operating platform with dedicated teams of investment professionals focused on select U.S. real estate verticals: multifamily, affordable housing, seniors housing, office, development, logistics net lease, logistics properties, debt strategies and agency mortgage backed securities.

## **BRIDGE COMMERCIAL REAL ESTATE**

“BCRE” is a fast-rising player in the U.S. commercial office market that specializes in creating desirable, next-generation workspaces. BCRE provides world-class commercial office brokerage services, property management, accounting and commercial construction services for Bridge Office assets. With a proven blueprint that delivers long-term value for tenants and investors, our portfolio includes office properties uniquely positioned in dynamic, high-growth markets across the U.S. and continues to grow. We are laser focused on how companies work today – and will work tomorrow. Headquartered in Atlanta, Georgia and Salt Lake City, Utah, BCRE is a subsidiary of Bridge Investment Group.

**Abridge Markets Ready For You:** Atlanta | Miami | Dallas | Washington, D.C. | Minneapolis

**AbridgeOffice.com**