


**NEWLY REDUCED ASKING RATE  
\$1.25,NNN**



**RARE, OFFICE/R&D SUBLEASE,  
AVAILABLE NOW  
LEASE EXPIRES 1/31/2026**

**4550**  
NORRIS  
CANYON  
ROAD



**+/-48,931 SF AVAILABLE**

# PROPERTY HIGHLIGHTS



**18 FOOT CLEAR HEIGHT**



**277/480V, 3 PHASE  
ELECTRICAL**



**BACKUP GENERATOR:  
SINGLE PHASE, 120/240V  
OUTPUT, 60HZ, 5.1/3.0A**



**COMPUTER ROOM WITH  
SEPARATE HVAC**



**3 DOCK HIGH DOORS**



**70% OFFICE/LAB  
30% WAREHOUSE**



**ENERGY EFFICIENT  
COOLING SYSTEM**



**PERIMETER PRIVATE  
OFFICES, CONFERENCE  
ROOMS**



**CONDITIONED  
WAREHOUSE**



**OUTDOOR RECREATION/  
COLLABORATIVE AREA**

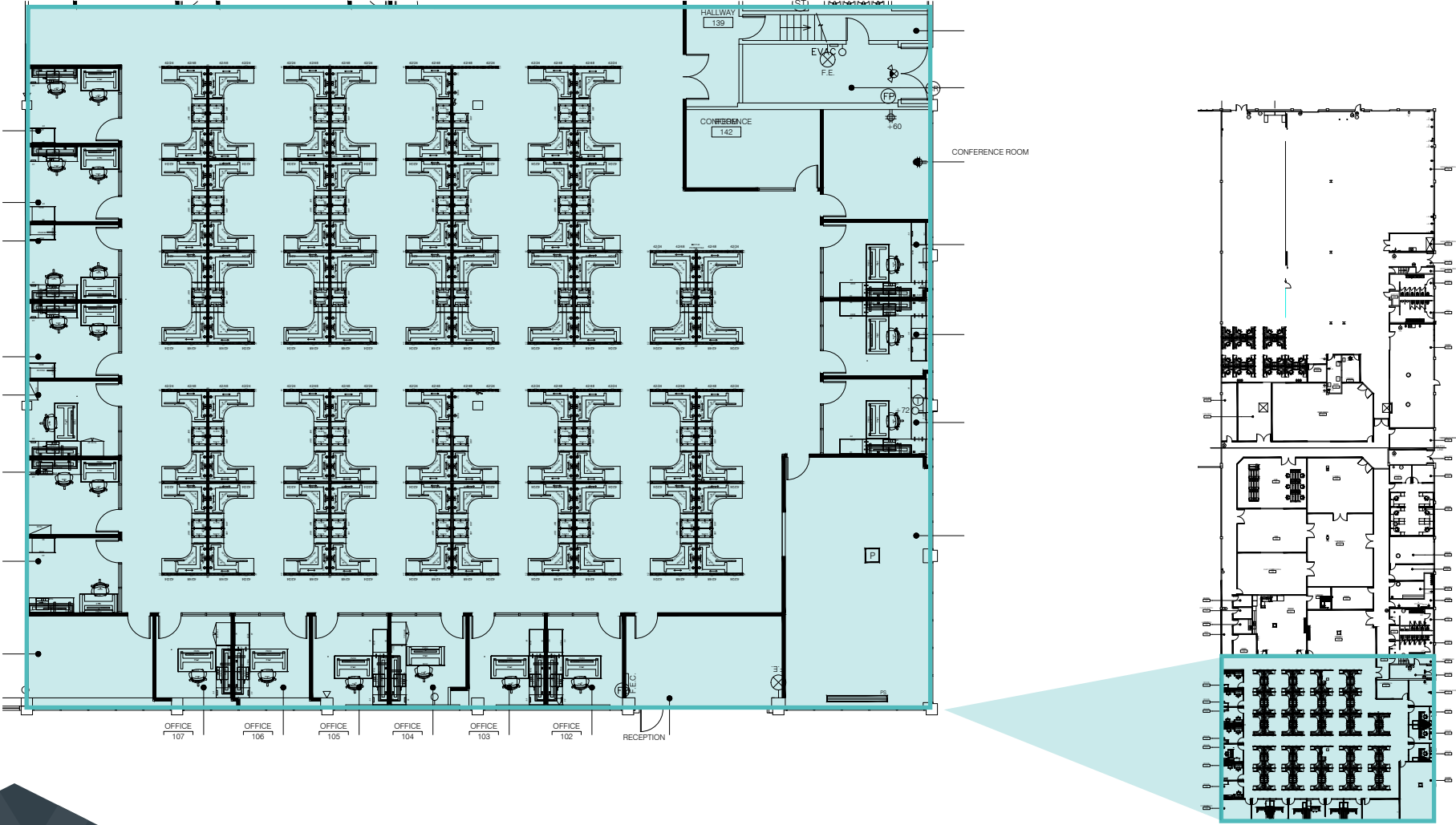


**24 HOUR FITNESS  
AND UPS LOCATED  
NEXT DOOR**

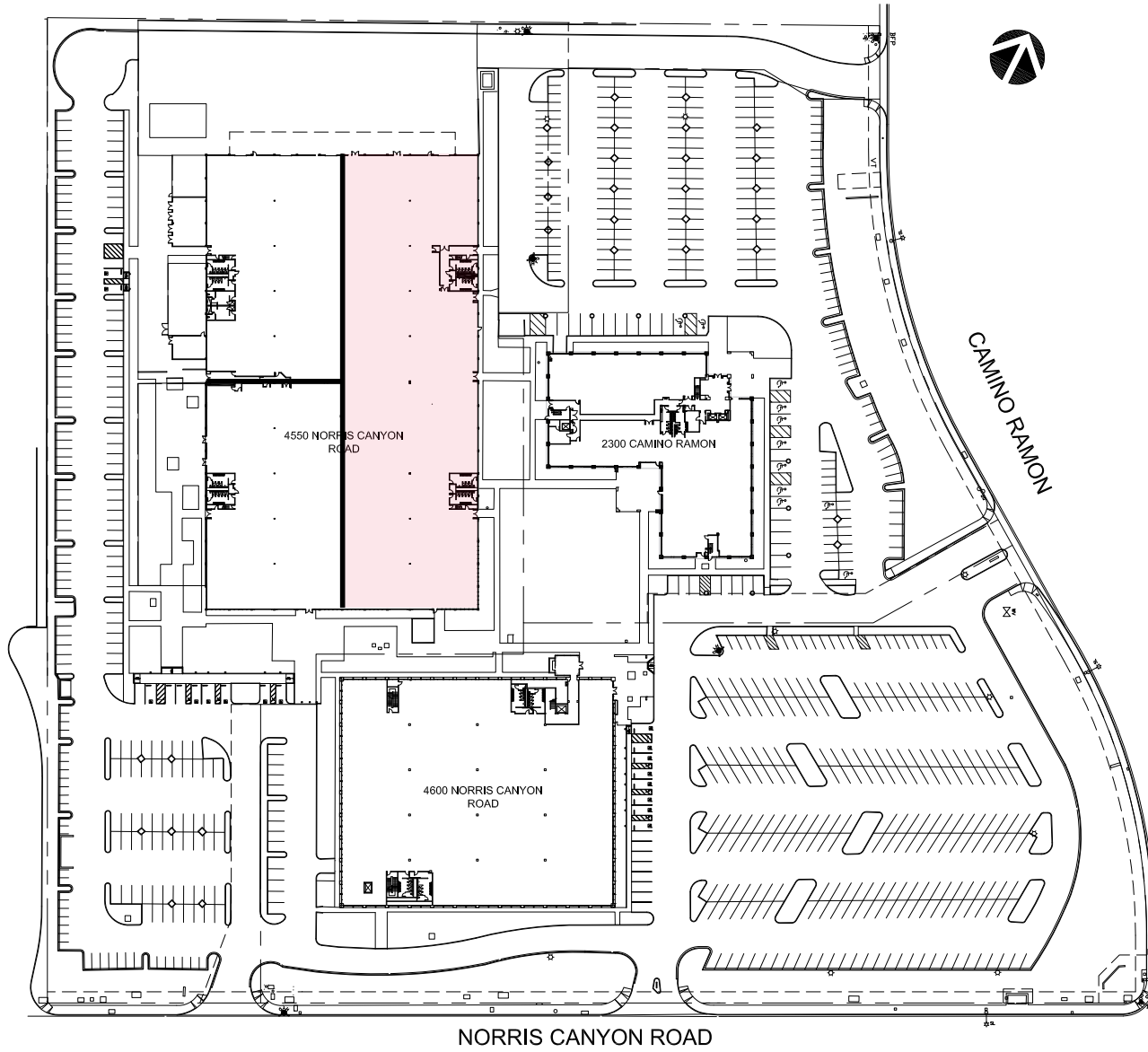


**AMPLE PARKING**

# FLOOR PLAN



# SITE PLAN



# LOCATION MAP



# AMENITIES MAP





**COMPANY NAME HERE**

150

