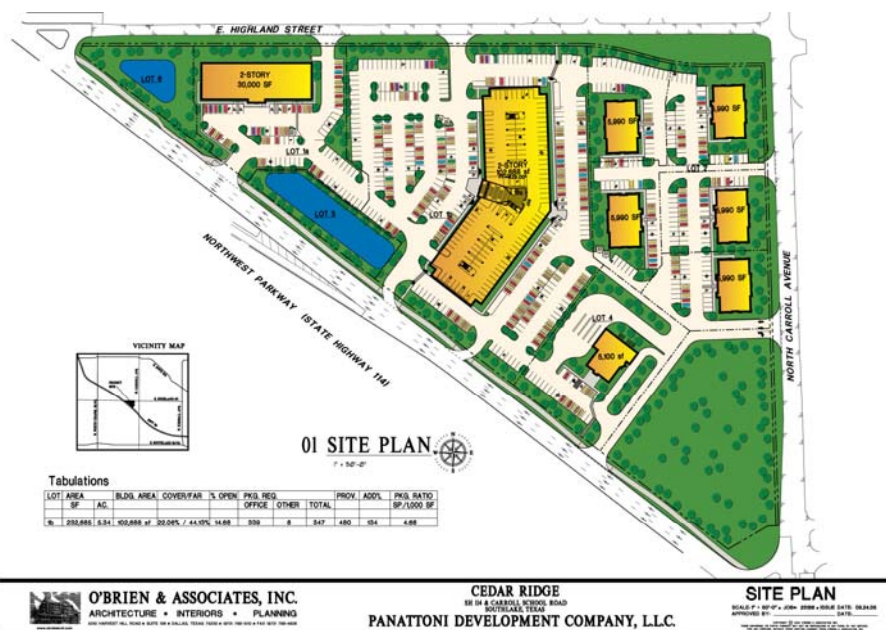




## **OVERVIEW:**

- 15.25 Acres
- Zoning: C-3 general commercial district
- Phase I completed Summer 2005: 60,000 square feet
  - A two-story 30,000 square foot office building for lease
  - Three single-story 5,990 square foot office buildings for sale
- Phase II completed Summer 2006: 12,000 square feet
  - The final two single-story 5,990 square foot office buildings for sale
- Phase III to be completed Spring 2007: 101,500 square feet
  - A three-story 101,550 square foot office building with underground parking for lease
- Phase IV: 2 Acre Retail Pad to be developed at 114 and Carroll

**CONCEPT:** Cedar Ridge Office Park, a Panattoni Development Property, is a class “A” speculative office complex. The three-story building will contain a single level garage on the first floor with 114 covered parking spaces. The upper two floors will be general and medical offices. The complex will house a variety of financial, medical and law offices.



**LOCATION:** The location is at the northwest corner of State Highway 114 and North Carroll Ave.

**PROJECT SCHEDULE:** Phase I (48,000 SF) and Phase II (12,000 SF) were completed in the summer of 2005 & 2006 respectively. Phase III (101,500 SF) is scheduled to be completed in Spring, 2007. Phase IV (2 Acre Retail Pad) is schedule to be developed.



**TENANTS** (Current as of Sept. 1, 2006):

- Keller Williams Realty
- Electronic Shipping Solutions
- Carnahan Thomas Attorneys at Law
- Southlake Dermatology

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