



THE INTERNET EXCHANGE BUILDING

411 Washington Avenue North

Think Global - Work Local

The Internet Exchange Building has prime loft office suites available at reasonable rates. This outstanding location, adjacent to the Washington Avenue Bridge, is within a short walking distance from new condominium developments, the riverfront, dining and entertainment. The Internet Exchange Building has plenty of on-site parking with easy access to major roadways. The newly opened top floor has 13,000 square feet available with an incredible view overlooking downtown and the riverfront. Suites feature large windows, beautiful skyline views, and full HVAC. The Internet Exchange Building offers highly equipped, quality loft office space in a prime location with convenient parking, high speed Internet access, and friendly on-site building management. Best of all, the Internet Exchange Building is committed to maintaining this high quality office space now and for the future. Tour our building at www.internetexchangeblgd.com



- ◆ Spaces range from 1,000 -13,000 rsf.
- ◆ On-site parking and storage available at reasonable rates
- ◆ Natural light from large windows that open
- ◆ High performance Internet access on-site
- ◆ State of the art building security systems
- ◆ Warehouse District ambiance blended with CBD convenience
- ◆ Solid concrete construction with 12 foot high ceilings
- ◆ Exceptional views of downtown and the riverfront areas
- ◆ Rates starting at \$9.00 rsf modified gross
- ◆ Building Management on site and available daily

For information or to arrange a showing, contact:



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