



## FACT SHEET

### YEAR BUILT

1986

### BUILDING SIZE

3 Stories; 68,990 rentable square feet

### BASE RENTAL RATE

- \$20.00/RSF + Electricity
- Electricity is estimated at \$1.63 PSF for 2020
- Operating expenses are projected to be \$8.79 PSF in 2020

### PARKING

- 4:1000 parking ratio
- Covered spaces available @ \$35.00 per space per month

### HVAC OPERATING HOURS

Mon – Fri: 7:00 A.M. – 7:00 P.M.

Saturdays: 7:00 A.M. – 1:00 P.M.

After Hours HVAC Available for \$52.25 per hour

### AMENITIES

- Easy access to Highway 190 (George Bush) & Coit Road
- Tenant-friendly atrium with WiFi, lounge furniture and flat screen TV
- Share conference/training room with drop down screen & WiFi
- AT&T & Fios fiber available

### AVAILABILITY

Suite 175: 1,583 RSF

Suite 320: 3,381 RSF

### FOR LEASING INFORMATION:

#### MATT HURLBUT

972.774.2532

MATT.HURLBUT@TRANSWESTERN.COM

#### JEFF SMITH

972.774.2516

JEFF.SMITH@TRANSWESTERN.COM



2300 N Field Street, Suite 2000  
Dallas, Texas 75201 972.774.2500  
[www.transwestern.com/dallas](http://www.transwestern.com/dallas)