



PYRAMIDS AT PARK LANE

North Tower

9201 N Central Expressway, Dallas, Texas 75231



PYRAMIDS AT PARK LANE

North Tower



THE PYRAMIDS AT PARK LANE NORTH TOWER

is conveniently situated between the two most affluent neighborhoods in Dallas, the Park Cities and Preston Hollow, offering companies a Class A experience with walkable retail to Northpark Mall and Shops at Park Lane.

These advantages coupled with the on-site amenities, completely covered parking, and friendly concierge style security, afford companies the opportunity to provide a superb work experience to their employees.

For more information, please contact:

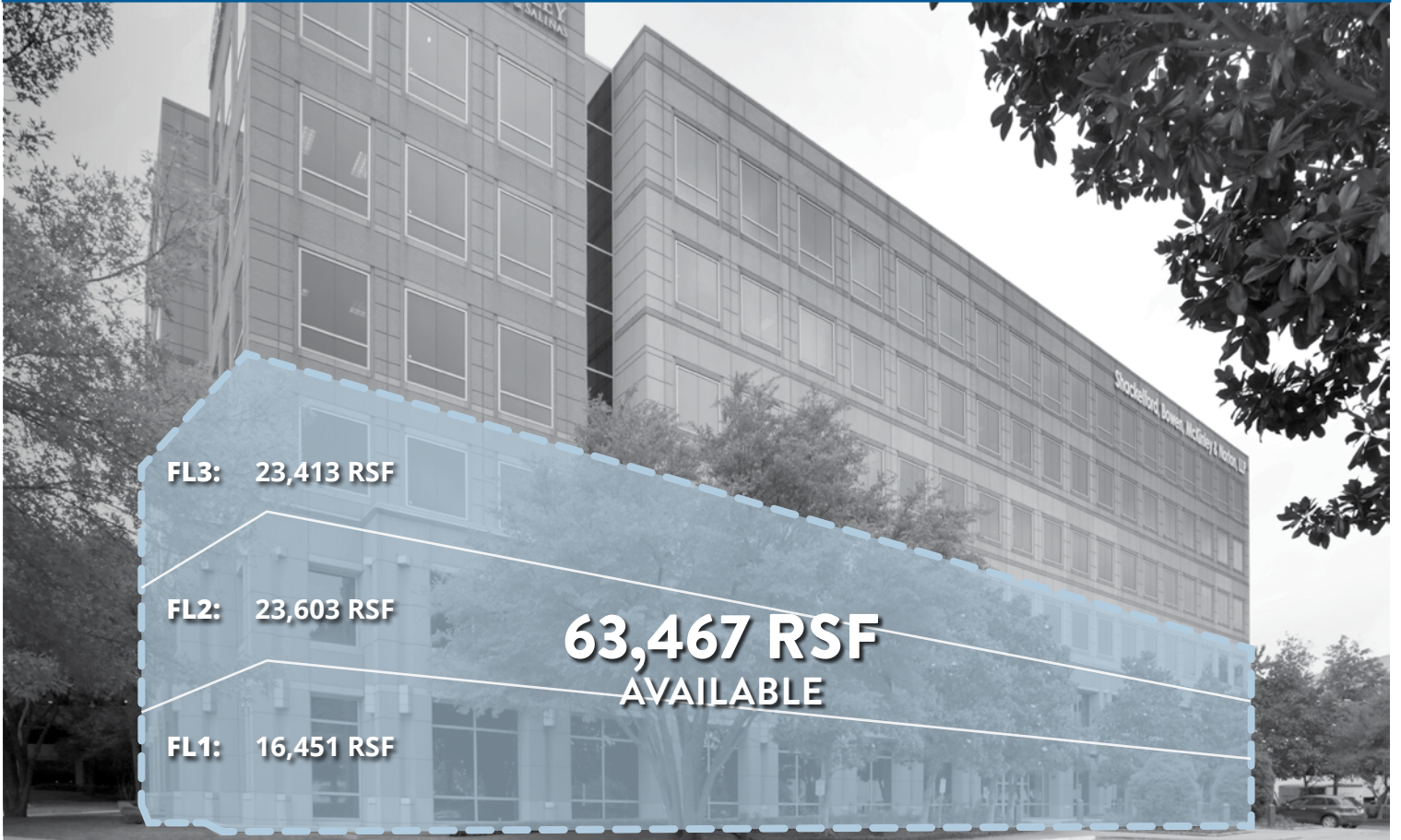
CHASE LOPEZ

clopez@streamrealty.com
214.267.0465

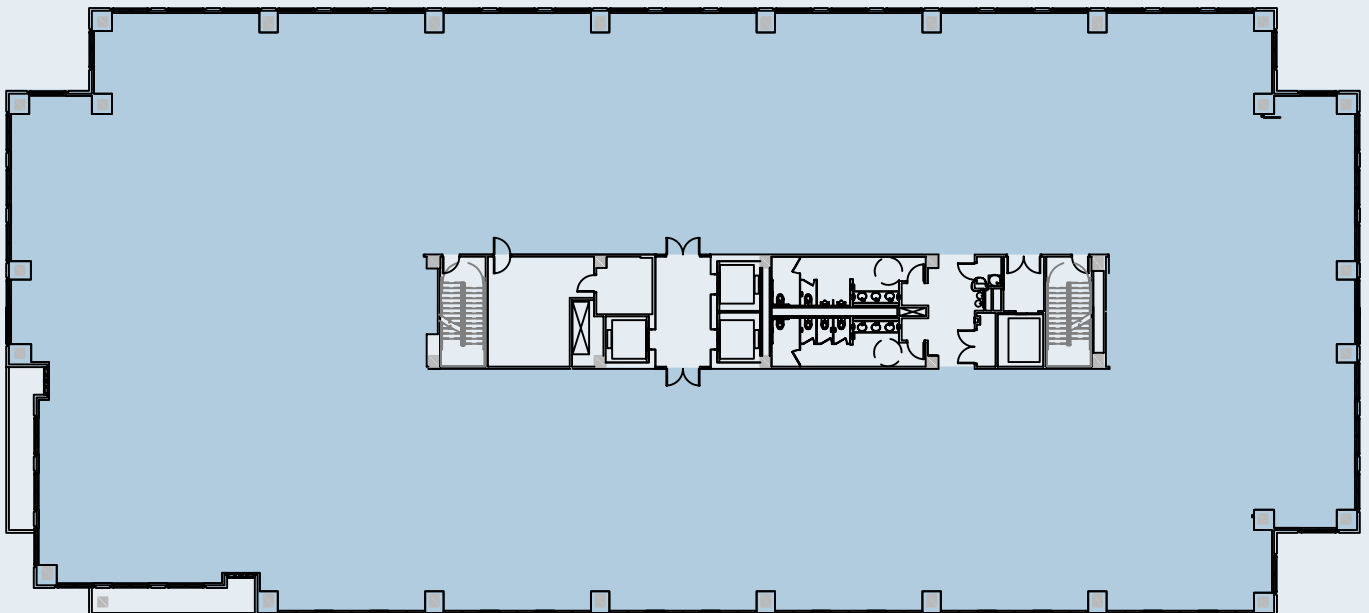
SARA TERRY

sara.terry@streamrealty.com
214.267.0454

BE SEEN BY OVER 300,000 CARS DAILY



EFFICIENT FLOOR PLATE – 23,500 RSF



STORIES

6

BUILDING
SIZE

154,458 SF

TYPICAL
FLOOR SIZE

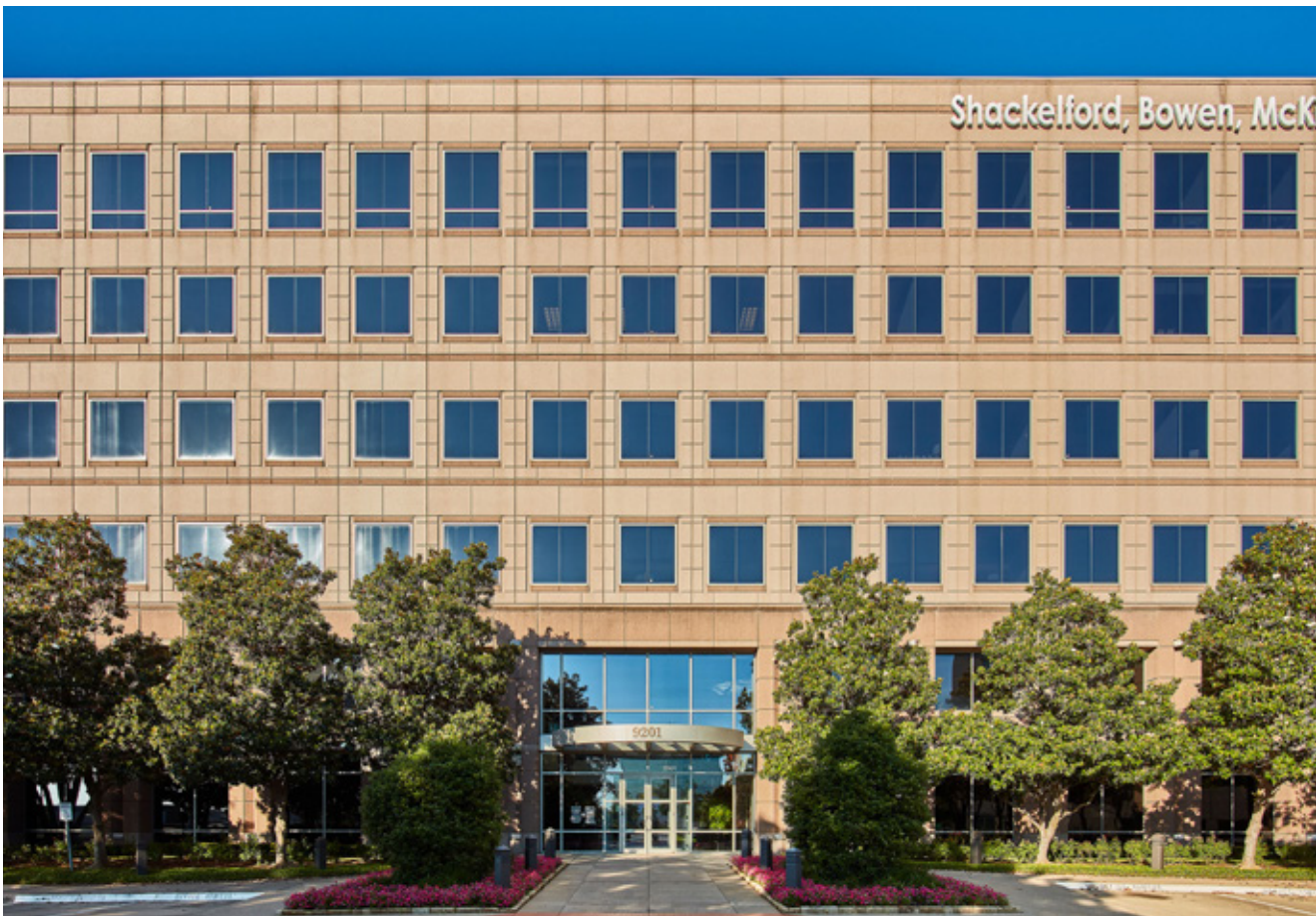
23,500 SF

PARKING

3.0:1,000

MAX CONTIGUOUS
AVAILABLE

63,467 SF



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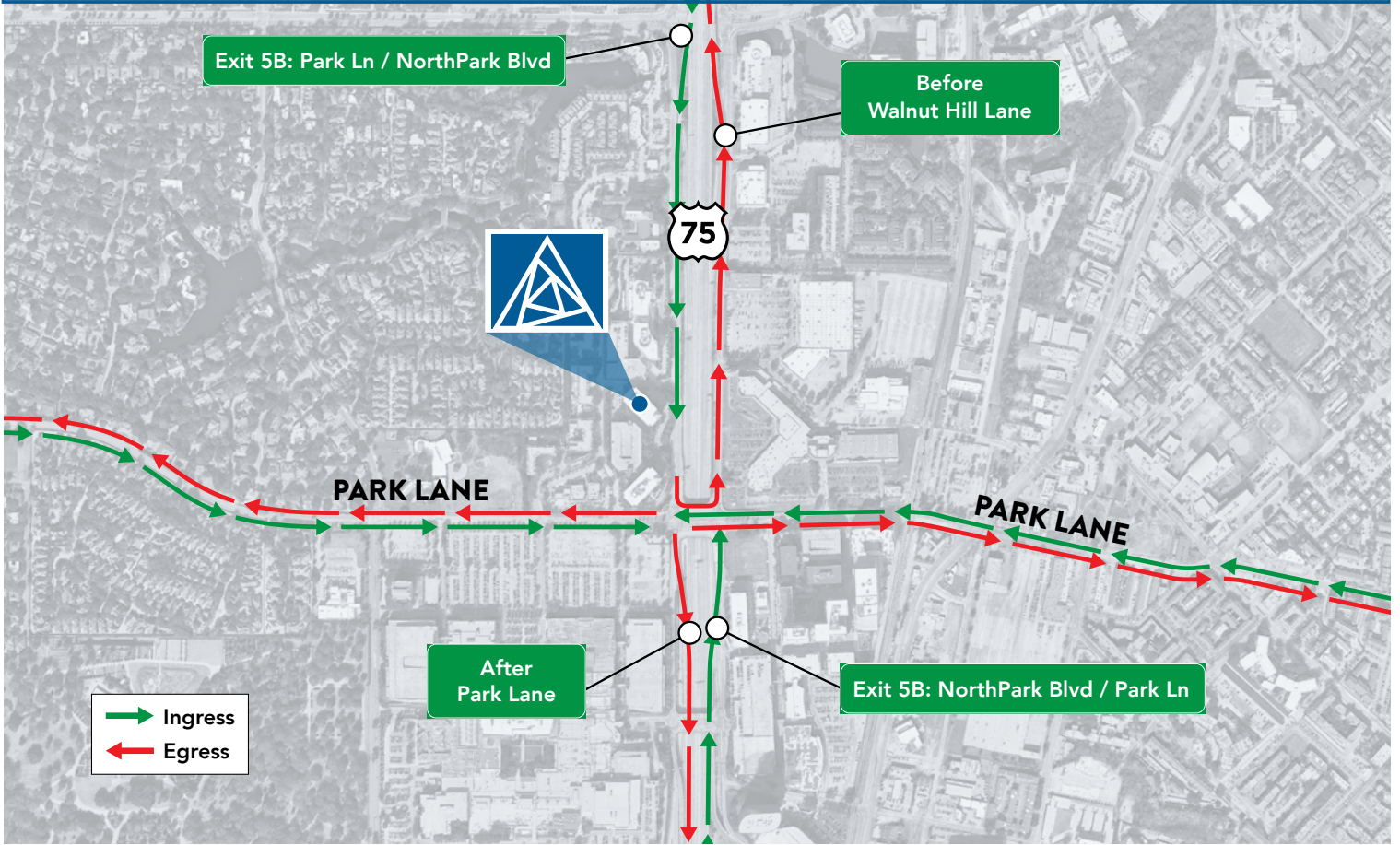
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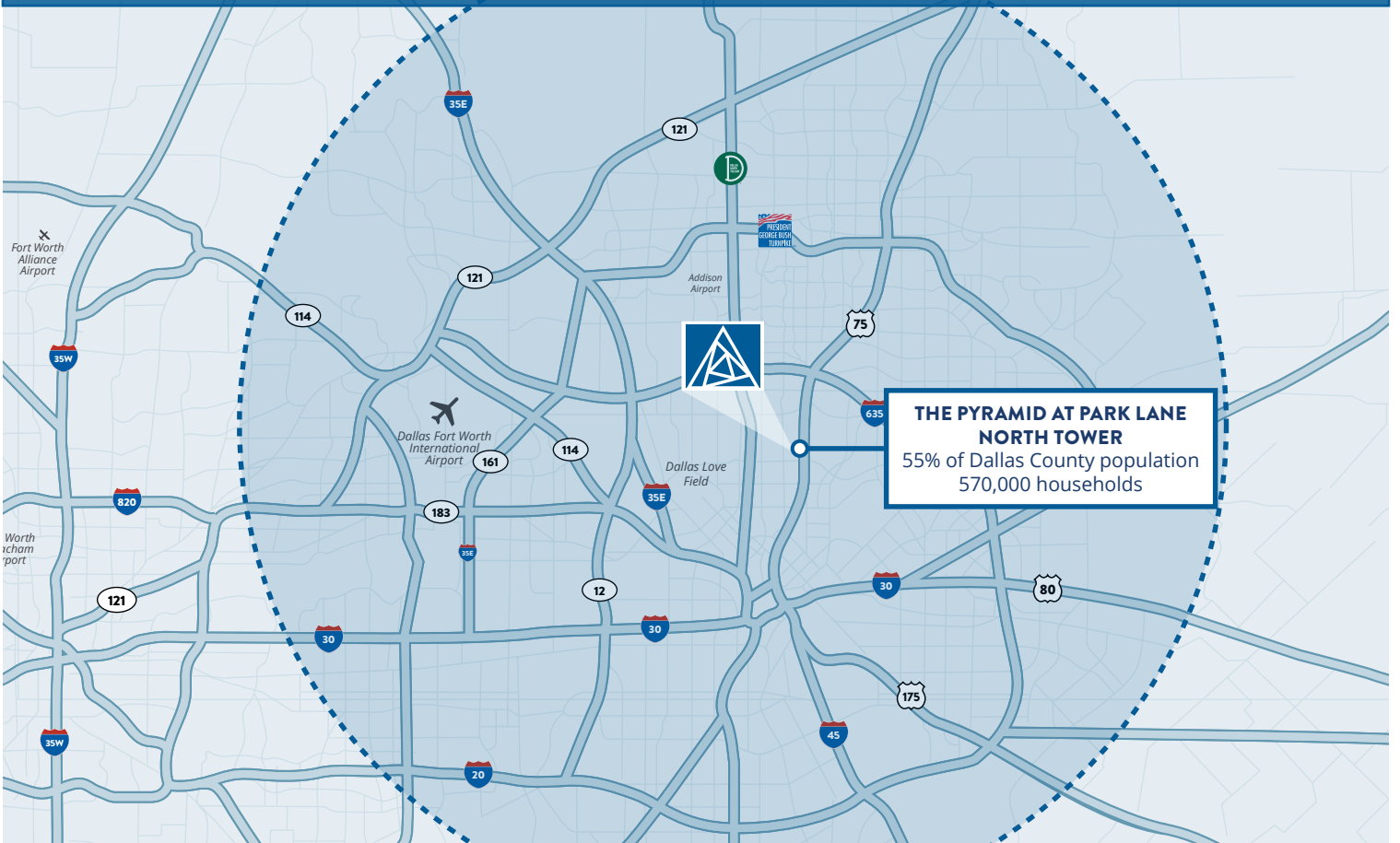
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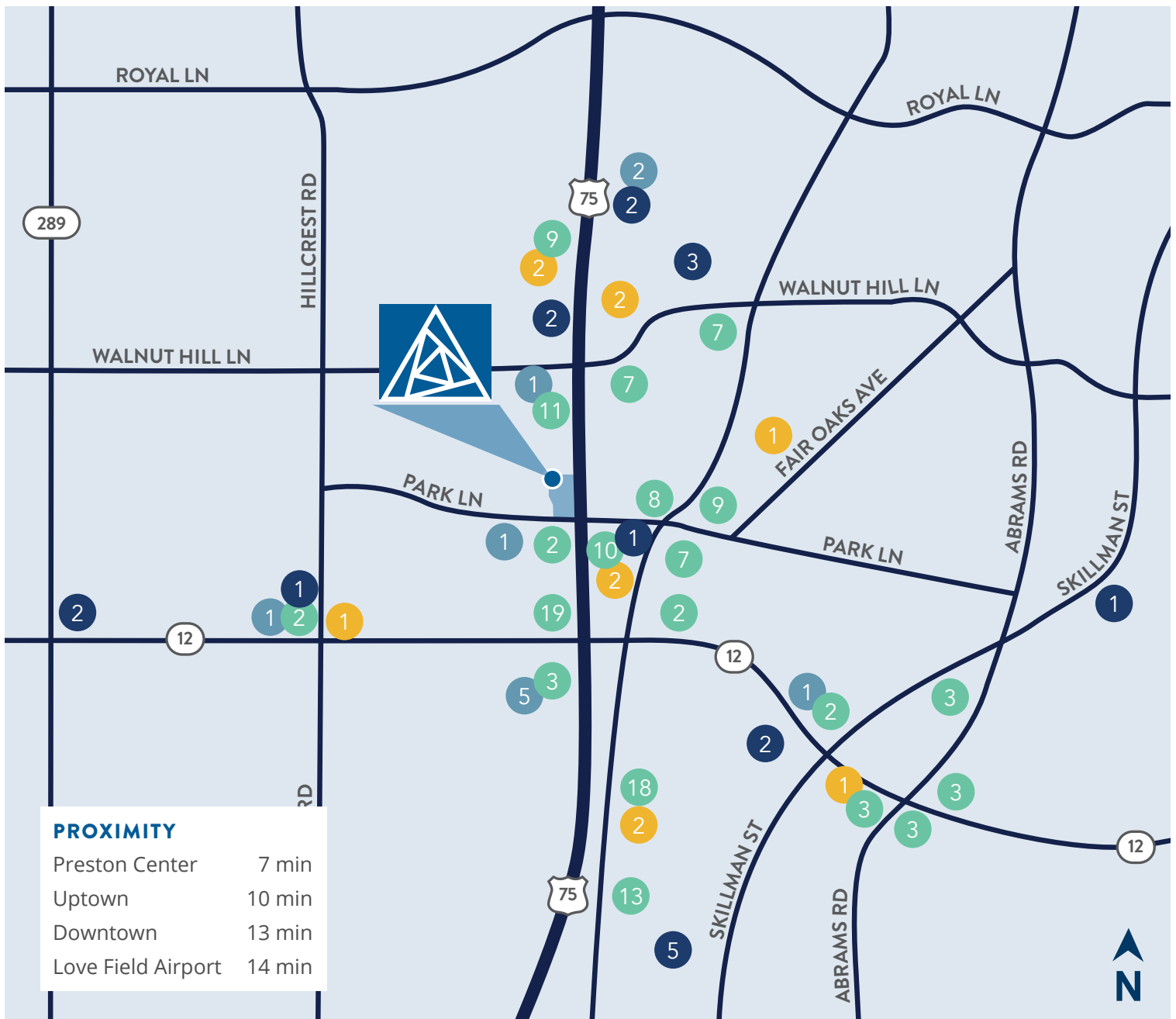
STREAM
www.streamrealty.com

INGRESS / EGRESS



CENTRAL LOCATION





VERY WALKABLE (78 WALK SCORE)



141

RESTAURANTS



11

FITNESS



11

BANKS

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STREAM
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FACT SHEET

BUILDING

9201 N. Central Expressway
Dallas, TX 75231

OWNER/ LANDLORD

Healthcare Realty Trust

LEASING COMPANY

Stream Realty

Chase Lopez
214.267.0465
clopez@streamrealty.com

Sara Terry
214.267.0454
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MANAGEMENT COMPANY

Healthcare Realty Trust

214.747.1600

BUILDING AREA

154,458 RSF

YEAR BUILT

1999

FLOOR SIZES

23,500 RSF typical floor
14 feet Slab to Slab

PARKING

3.0:1000 secure, covered parking
Reserved: \$50.00/month
Unreserved: \$0.00/month

ELECTRICAL

7 Watts per square foot

LEED/ENERGY STAR/ GREEN INITIATIVES

Energy Star Rated

BUILDING HOURS

Monday - Friday: 7:00 AM to 6:00 PM
Saturday: 7:00 AM to 1:00 PM

SECURITY

On-site guard 24 hours/day, 7 days/week

ELEVATORS

3 passenger elevators
1 freight elevator

OPERATING ESTIMATES

\$11.06 per rentable square foot (2019)

ELECTRICITY ESTIMATES

\$1.05 per rentable square foot (2019)

TELECOM

Spectrum

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