



# **PROPERTY FEATURES**

Full building renovation completed in 2016

Move-in ready spec suites

State of the art building conference center

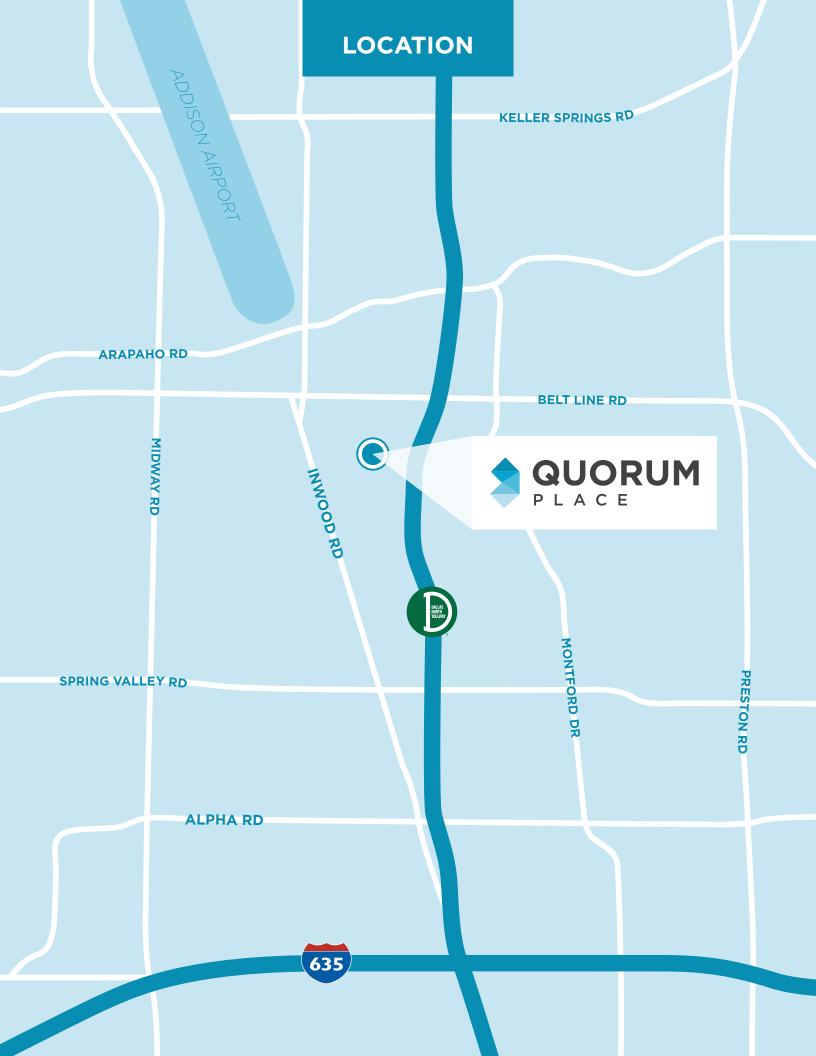
Upscale tenant lounge

Fitness center

Building deli

On-site courtesy officer

More than 90 dining options and over 20 hotel chains within the immediate area









# FACT SHEET

#### BUILDING

14901 Quorum Drive Dallas, Texas 75254

#### LANDLORD DRA Advisors, LLC

# LEASING COMPANY

Stream

Ryan Evanich 214.267.0442 revanich@streamrealty.com

Chase Lopez 214.267.0465 clopez@streamrealty.com

Brandon Terrell 214.560.2402 brandon.terrell@streamrealty.com

#### **PROPERTY MANAGEMENT**

Stream

Linda Martin 214.217.3050 linda.martin@streamrealty.com

Michelle Hubbard 214.217.3050 michelle.hubbard@streamrealty.com

#### ARCHITECT

Callaway/McWilliams, Inc.

# YEAR BUILT

1981

YEAR RENOVATED 2016

**PRIMARY BUILDING SITE** 5.4 acres

PARKING RATIO 3.5 per 1,000 RSF

**STORIES** Nine (9) floors

#### **STANDARD FLOORPLATE** 19,500 SF

#### COMMON AREA FACTOR 17.28%

### **BUILDING HOURS**

Monday to Friday: 7:00 AM - 7:00 PM Saturday: 8:00 AM - 1:00 PM

# HVAC

Tenant shall pay for HVAC after hours, which is currently 50.00 per hour with a two (2) hour minimum

#### SECURITY

Monday to Friday: 3:00 PM - 11:00 PM Saturday: 8:00 AM - 1:00 PM

# **ON-SITE AMENITIES**

Building conference center Tenant lounge Fitness center Building deli On-site property management On-site courtesy officer

#### FIBER

AT&T, Logix, Spectrum and TW Telecom

#### **ELEVATORS**

The building is served by four (4) passenger elevators, one of which is a combination passenger/ freight elevator. The elevators are geared elevators and are located in the building core. The elevators were manufactured by Dover.

#### **OPERATING EXPENSES**

\$7.38 / SF (2016 estimate) \$8.44 / SF (2017 estimate) \$8.10 / SF (2018 estimate) \$8.74 / SF (2019 estimate)

#### ELECTRICAL

\$1.82 / SF (2016 estimate) \$1.63 / SF (2017 estimate) \$1.02 / SF (2018 estimate) \$1.38 / SF (2019 estimate)

#### **PUBLIC TRANSPORTATION**

Dart Bus stop along Quorum Drive



For leasing information, please contact

CHASE LOPEZ, BRANDON TERRELL,

or RYAN EVANICH

at 214.267.0400

