



PROPERTY FEATURES

Full building renovation completed in 2016

Move-in ready spec suites

State of the art building conference center

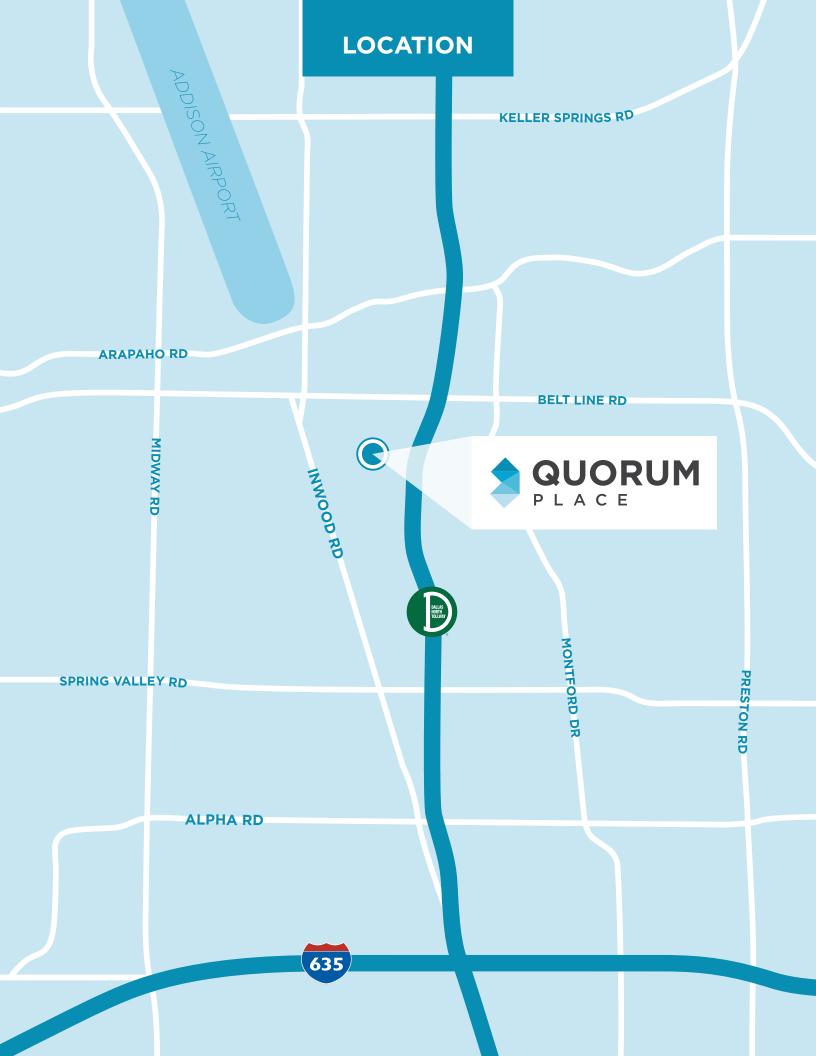
Upscale tenant lounge

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

