

1212 CORPORATE DRIVE

125,000 SF OFFICE BUILDING | 1212 CORPORATE DRIVE, IRVING, TEXAS 75038

Quoted Rental Rate: \$23.50 + Electric (\$1.59/RSF)

FLOORS 5

ELEVATORS 3

PARKING 3.5:1,000 RSF
60 Reserved covered parking spaces
Reserved spaces available at \$45/month

COMMON AREA FACTOR 16.29%

BUILDING AREA 124,686 RSF

FLOOR PLATES 29,000 RSF

BUILDING HOURS Mon-Fri: 7:00 am - 6:00 pm; Sat: 7:00 am - 4:00 pm;
Sun: Closed; After-hours access by access card only

BUILDING HVAC Mon-Fri: 6:30 am - 7:00 pm; Sat: 7:00 am - 4:00 pm; Sun: Off

2024 ESTIMATED EXPENSES Electricity: \$1.59 / RSF
Operating Expenses: \$5.73 / RSF
Real Estate Taxes: \$2.43 / RSF

CEILING HEIGHT Floors 1 and 5 measure 9'6"; Floors 2 through 4 measure 8'6"

LIFE / FIRE SAFETY Monitored fire control system with overhead fire sprinkler system for fire suppression

DATA PROVIDER Fiberlight | Logix Fiber Networks | Simplefiber Communications | AT&T | Frontier Communications

LANDLORD 1212 Irving, LLC an affiliate of Sunwest Real Estate Group and Libitzky Property Companies

BUILDING AMENITIES Building conference center & Tenant Lounge
Food delivery service
6 miles to DFW Airport
Covered Parking
Monument Signage Opportunities
On-site building engineering and day porter

