



GRANITE TOWER

4055 VALLEY VIEW LN, DALLAS, TEXAS 75244





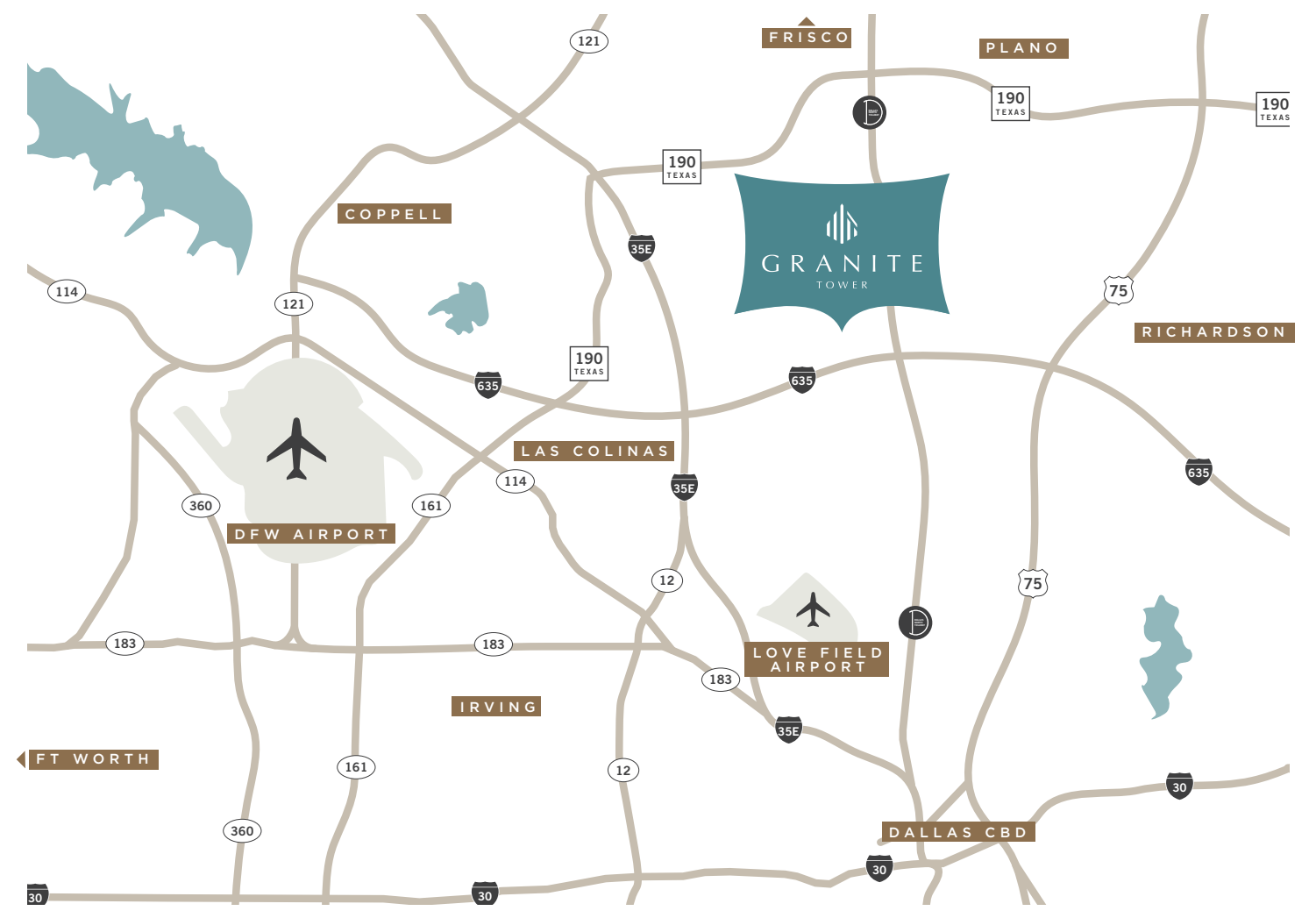
ABOUT THE BUILDING

- 240,153 RSF ; 10 stories
- Newer product along LBJ Freeway (Built in 1999)
- Class A office tower
- NEW state-of-the-art tenant conference center, fitness center, and tenant lounge
- Recent Common Area Enhancements
- Proposed New Spec Suites
- On-Site Café
- Top of Building Signage Opportunity
- Financially sound and responsive ownership
- Elegant architecture
- Efficient rectangular floorplates
- Easy Access to LBJ Freeway, Dallas North Tollway and I-35
- Adjacent to the Doubletree Hotel & Conference Center
- Multi-Tenant Factor: 17.21%
- Single-Tenant Factor: 4.33%
- 4/1,000 Parking Ratio with 67% Garage and 33% Surface Parking
- 5 Passenger and 1 Dedicated Freight Elevator
- On-Site Management, Engineering and Security





LOCATION



20 MINUTES
TO DFW AIRPORT



20 MINUTES
TO LOVE FIELD AIRPORT



6 MINUTES
TO ADDISON AIRPORT



22 MINUTES
TO DALLAS CBD

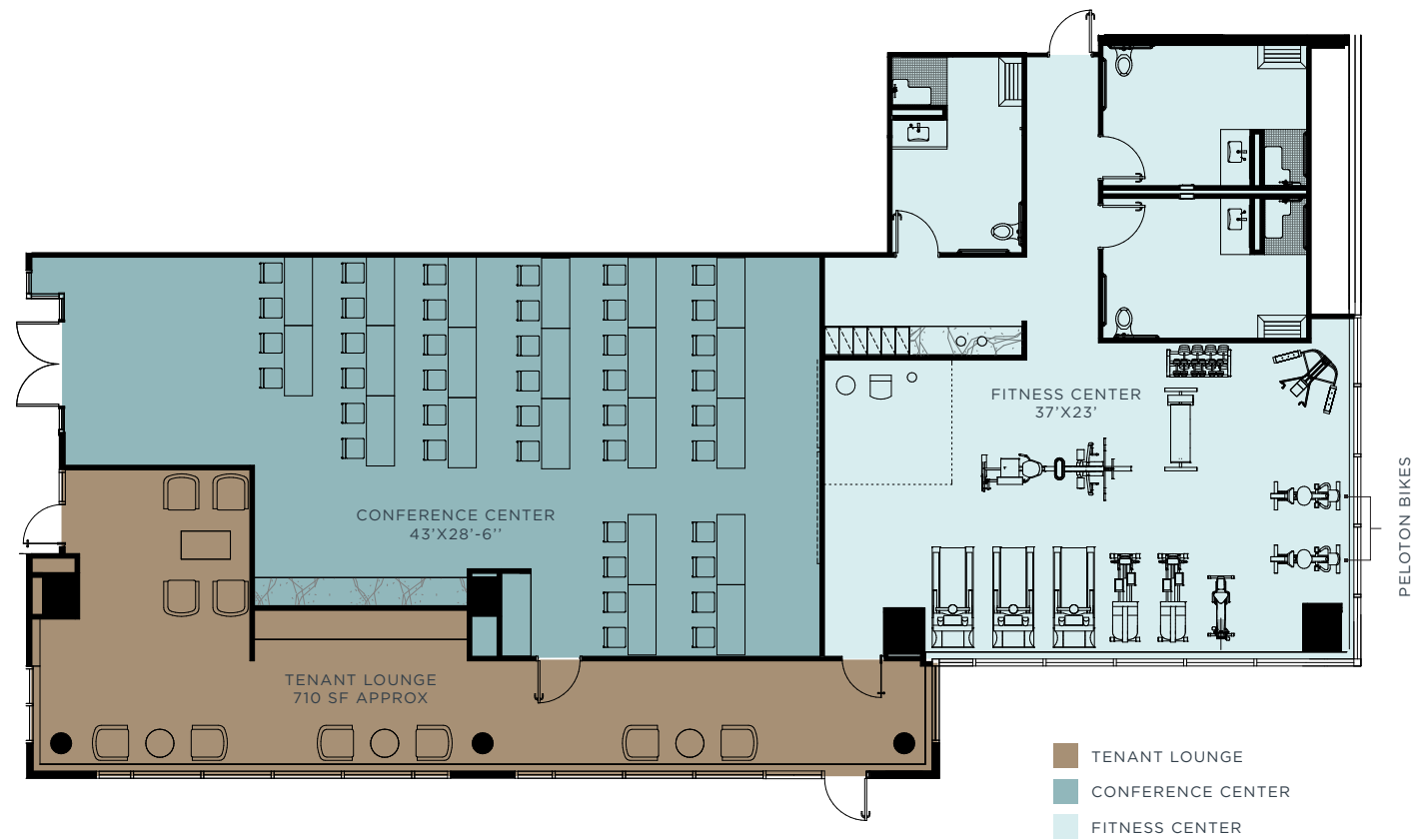


35 MINUTES
TO FT. WORTH CBD



30 MINUTES
TO FRISCO

ON-SITE AMENITIES



- New State-of-the-Art Tenant Lounge, Conference and Fitness Centers
- New Outdoor Plaza Seating Area
- On-Site Cafe





AREA AMENITIES



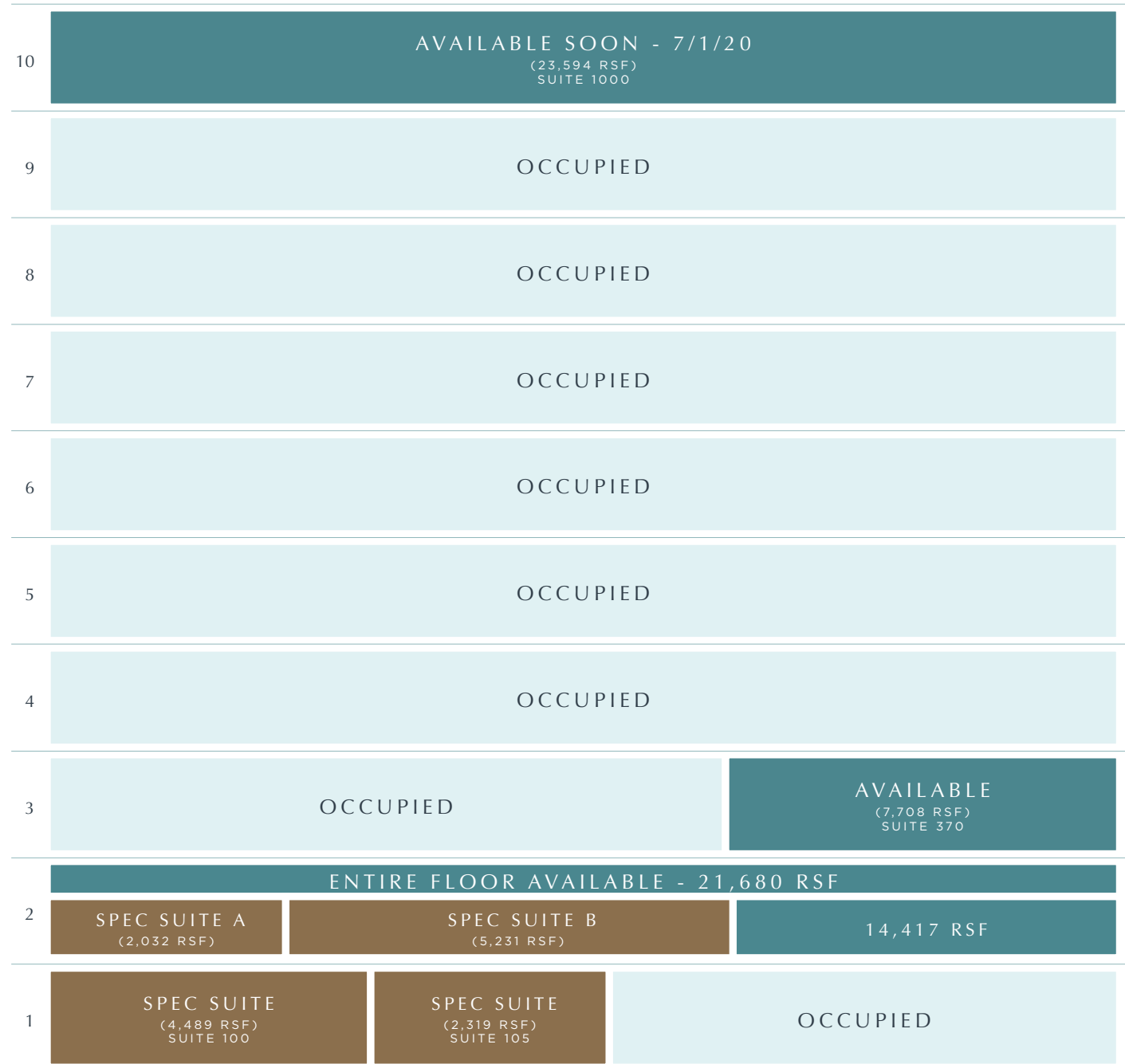
300+ RESTAURANTS
WITHIN 2 MILES

37+ HOTELS
WITHIN 2 MILES

460+ RETAIL OPTIONS
WITHIN 2 MILES



AVAILABLE SPACES



TOTAL AVAILABLE: 59,594 RSF

FIRST FLOOR SPEC SUITES

SPEC SUITE 100

4,489 RSF

SPEC SUITE 105

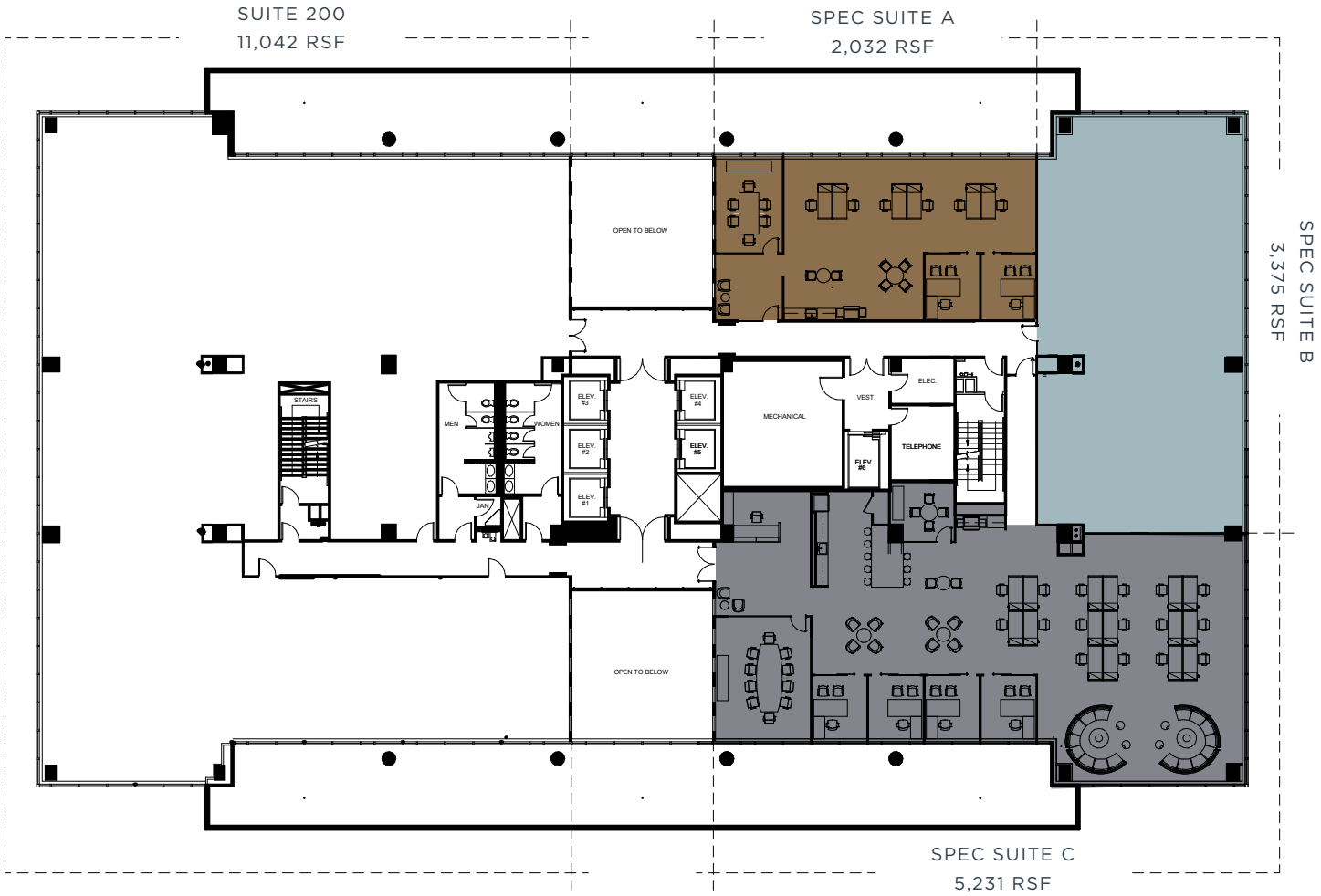
2,319 RSF



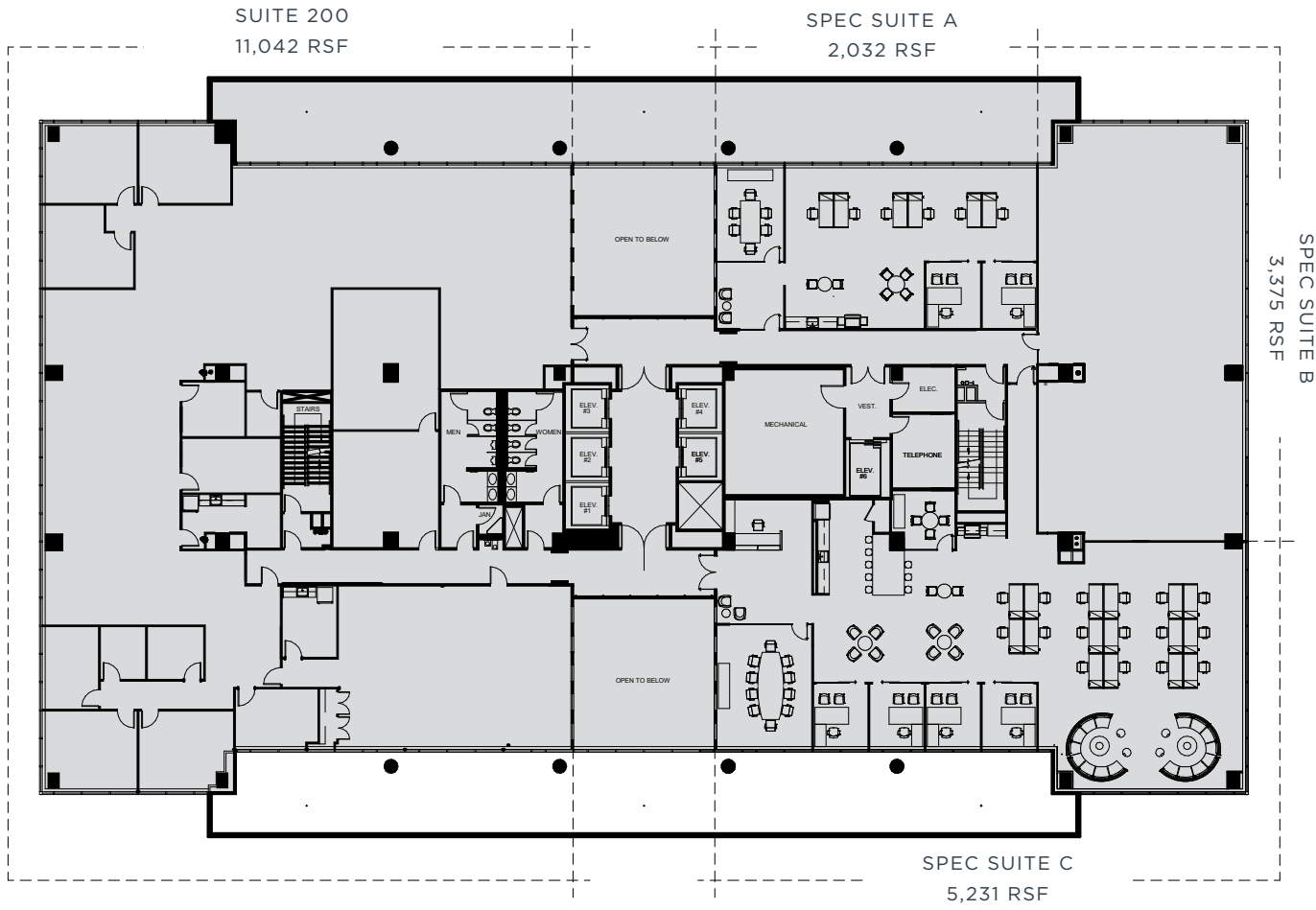
■ SPEC SUITE 100

■ SPEC SUITE 105

SECOND FLOOR SPEC SUITES



SECOND FLOOR AVAILABILITY



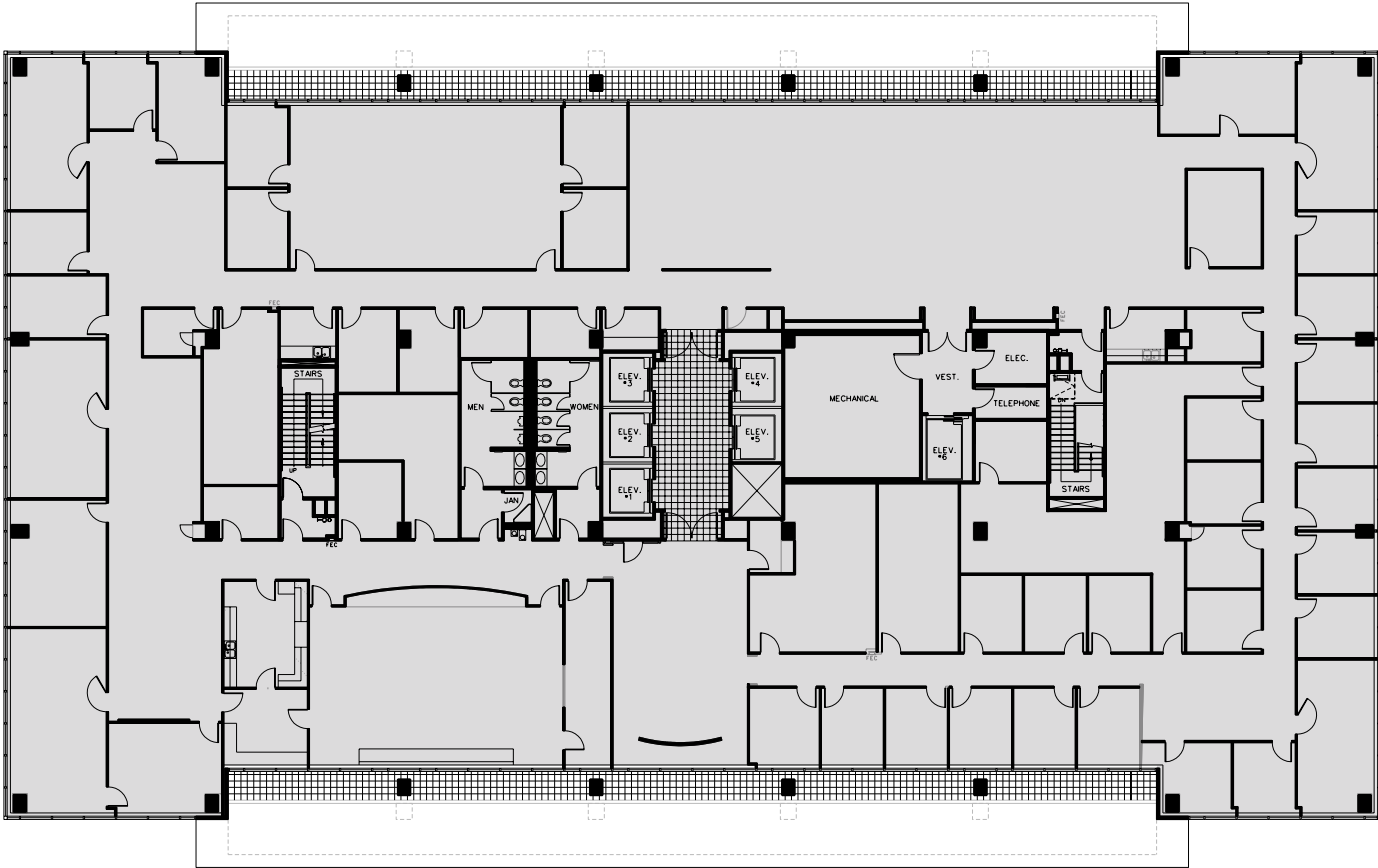
THIRD FLOOR AVAILABILITY

SUITE 370
7,708 RSF



TENTH FLOOR AVAILABILITY

SUITE 1000
23,594 RSF





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LEASING INFORMATION

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LEASED & MANAGED BY:



A PROPERTY OF:

