

FACT SHEET



UPTOWN TOWER

ADDRESS: 4144 N CENTRAL EXPY , DALLAS, TX 75204

TOTAL BUILDING SQUARE FEET: 264,478 (RSF)

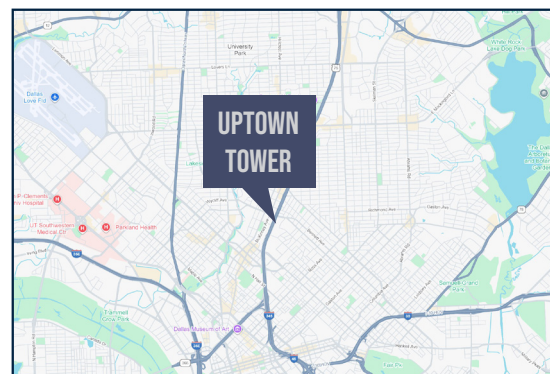
AVAILABLE SUITES:

SUITE #	RENTABLE SF	NOTES
SUITE 170	4,093 RSF	
SUITE 230	1,213 RSF	Break Room
SUITE 310	2,118 RSF	
SUITE 350	2,686 RSF	Break Room
SUITE 400	4,518 RSF	Break Room
SUITE 450	6,353 RSF	2nd Gen Medical
SUITE 528	1,587 RSF	
SUITE 534	1,163 RSF	Spec Suite
SUITE 540	2,560 RSF	Break Room
SUITE 825	3,147 RSF	
SUITE 910	3,550 RSF	
SUITE 950	3,574 RSF	Spec Suite
SUITE 1200	4,085 RSF	



AVAILABLE CONTIGUOUS SUITES:

SUITE #	RENTABLE SF	CONTIG SF	NOTES
SUITE 200	6,473 RSF	18,240 RSF	Bathroom & Break Room
SUITE 210	6,000 RSF	18,240 RSF	
SUITE 240	1,370 RSF	18,240 RSF	Spec Suite Break Room
SUITE 250	4,397 RSF	18,240 RSF	Break Room
SUITE 410	4,458 RSF	7,524 RSF	Break Room
SUITE 420	3,066 RSF	7,524 RSF	Break Room
SUITE 635	2,670 RSF	4,107 RSF	Break Room
SUITE 640	1,437 RSF	4,107 RSF	Break Room
SUITE 710	3,568 RSF	18,493 RSF	
SUITE 740	8,724 RSF	18,493 RSF	Break Room
SUITE 760	3,664 RSF	18,493 RSF	
SUITE 770	2,537 RSF	18,493 RSF	
SUITE 900	4,833 RSF	9,088 RSF	Break Room
SUITE 903	627 RSF	9,088 RSF	
SUITE 920	3,628 RSF	9,088 RSF	Break Room
SUITE 1010	4,690 RSF	16,768 RSF	Break Room
SUITE 1015	1,001 RSF	16,768 RSF	
SUITE 1020	1,818 RSF	16,768 RSF	
SUITE 1050	9,259 RSF	16,768 RSF	Break Room
SUITE 1120	14,729 RSF	16,254 RSF	Break Room
SUITE 1150	1,525 RSF	16,254 RSF	



For Leasing Information

Erik Blais

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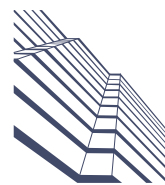
Richmond Collinsworth

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FACT SHEET



UPTOWN TOWER

ADDRESS: 4144 N CENTRAL EXPY , DALLAS, TX 75204
TOTAL BUILDING SQUARE FEET: 264,478 (RSF)

FLOORS: Twelve (12) Stories

RENTAL RATES: \$10.54 PSF NNN

OPERATING EXPENSES: 2025 - \$ 8.38
Electricity 2025 - \$1.56

PARKING: 3/:1,000 SF; Structured garage

TELECOMMUNICATIONS: AT&T, Spectrum, Verizon, Cogent, Logix,
Time Warner

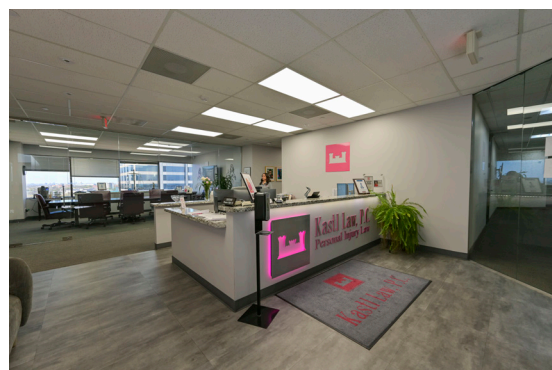
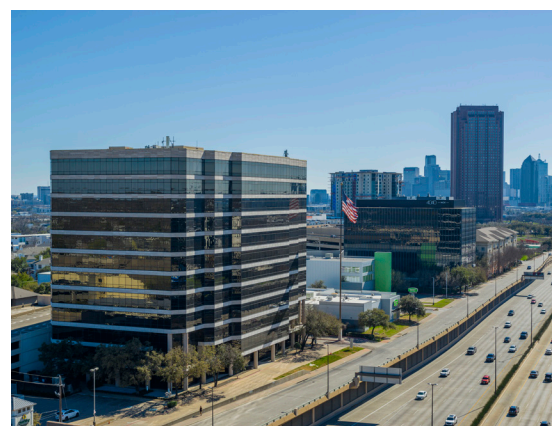
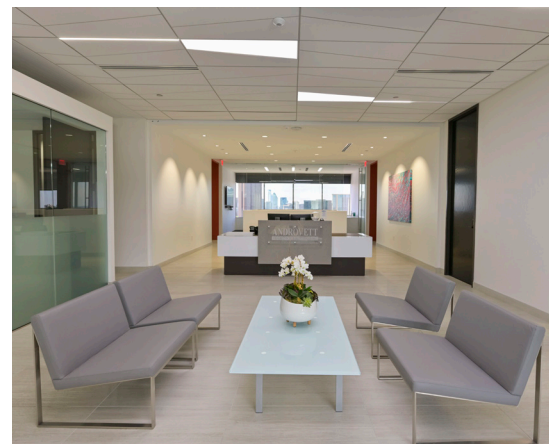
BUILDING HOURS: 7:00 AM - 6:00 PM; M-F
9:00 AM - 1:00 PM; Saturday

HVAC HOURS OF OPERATION: 8:00 AM - 6:00 PM; M-F
8:00 AM - 12:00 PM; Saturday

SECURITY: 24/7 on-site security

AMENITIES:

- Fitness center coming soon
- Grab and go market
- Tenant conference center
- On-site management
- 24/7 security
- Building signage available
- Prominent visibility along North Central Expressway



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