

## BUILDING ADDRESS

909 Lake Carolyn Pky, Irving, TX 75039

## OWNER

Prime US REIT

## YEAR BUILT/RENOVATED

1988 / 2013

## BUILDING SIZE

19 stories, 374,251 RSF

## COMMON AREA FACTOR

25.6%

## BASE RENTAL RATE

Retail \$16.00 NNN + E  
Suite 240 \$16.00 NNN + E  
Floors 1-3 \$21.00 NNN + E  
Floors 4-6 \$24.00 NNN + E  
Floors 7-19 \$25.00 NNN + E  
(Electricity estimated to be \$1.18 for 2025)

## EXPENSES

2025 expenses estimated to be \$14.64/RSF  
(CAM: \$8.65/RSF; Taxes: \$5.99/RSF) excluding electricity.

## BUILDING HOURS

Monday - Friday: 7:00 a.m. - 6:00 p.m.  
Saturday: 8:00 a.m. - 1:00 p.m.

## PARKING

3.5 / 1,000 overall parking ratio  
\$80.00 / month plus tax for reserved parking  
\$50.00 / month plus tax for unreserved parking

## TELECOMMUNICATIONS

Time-Warner Cable,  
Time-Warner Telecom, Cogent and AT&T



## VACANCIES

Suites 108 (Retail)	5,810 RSF	\$16.00 NNN + E
Suite 170	3,409 RSF	\$21.00 NNN + E Available 12/01/26
Suite 200	5,858 RSF	\$21.00 NNN + E
Suite 220	2,812 RSF	\$21.00 NNN + E
Suite 240	4,088 RSF	\$16.00 NNN + E
Suite 250	2,410 RSF	\$21.00 NNN + E Up to 15,168 RSF Contiguous
Suite 330	3,452 RSF	\$21.00 NNN + E Available 12/01/25
Suite 400	12,760 RSF	\$24.00 NNN + E Up to 14,548 RSF Contiguous
Suite 425	1,788 RSF	\$24.00 NNN + E
Suite 675	3,450 RSF	\$24.00 NNN + E Spec Suite
Suite 775	1,678 RSF	\$25.00 NNN + E Available 01/01/26
Suite 1600	21,536 RSF	\$25.00 NNN + E Available 01/01/27
Suite 1750	6,476 RSF	\$25.00 NNN + E Available 01/01/27
Suite 1825	2,030 RSF	\$25.00 NNN + E Available 8/01/26



## FOR LEASING INFORMATION, PLEASE CONTACT:

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