

FACT SHEET

ADDRESS: 10440 North Central Expressway, Dallas, TX 75231

TOTAL BUILDING SQUARE FEET: 262,779 (RSF)

AVAILABLE SUITES:

SUITE #	RENTABLE SF	NOTES
SUITE 120	3,003 RSF	Lobby Exposure - 2ND Gen Law Office
SUITE 122	2,425 RSF	Lobby Exposure
SUITE 800	19,604 RSF	2nd Gen Coworking
SUITE 900	4,754 RSF	2nd Gen Coworking
SUITE 1260	1,152 RSF	Spec Suite
SUITE 1295	2,669 RSF	Spec Suite Under Construction
SUITE 1400	6,312 RSF	2ND Gen Law Office
SUITE 1460	2,478 RSF	Spec Suite Under Construction

FLOORS: Sixteen (16) Stories

RENTAL RATES: \$24.00 psf NNN

OPERATING EXPENSES: 2025 - \$9.43
Electricity 2025 - \$1.64

PARKING: 3.12/1000;
surface and non-reserved garage parking
819 parking spaces

TELECOMMUNICATIONS: Fiber provided by AT&T, Airband, Logix,
Verizon Business, and TW Telecom

BUILDING HOURS: 8:00 AM - 6:00 PM; M-F
9:00 AM - 1:00 PM; Saturdays
24/7 Card controlled access

HVAC HOURS OF OPERATION: 8:00 AM - 6:00 PM; M-F
9:00 AM - 1:00 PM; Saturdays
After-hours service provided to Tenant at a cost of approx. \$80.00/hour

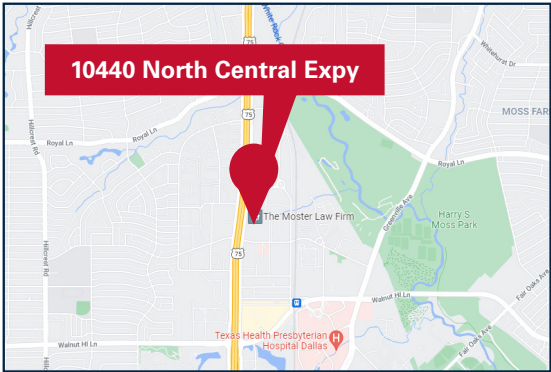
SECURITY: 24/7 on-site security

FITNESS CENTER: Fully equipped with showers and locker rooms

AMENITIES:

- Centralized DFW location, exceptionally located off US-75
- Other common areas include large conference area and full-service deli
- Local, proactive building ownership and on-site property management
- Surrounded by hospitals, numerous hospitality options, fitness facilities, and ample dining and shopping amenities
- BREEAM Certified **BREEAM**
- Energy Star 

MEADOW PARK TOWER
10440 NCX



For Leasing Information

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