

## BUILDING ADDRESS

5001 Spring Valley Road, Dallas TX 75244

## OWNER

KBS Realty Advisors

## YEAR BUILT/RENOVATED

1986/2021

## BUILDING SIZE

12 stories, 524,143 Rentable Square Feet

## COMMON AREA FACTOR

23.24%

## BASE RENTAL RATE

Floors 1-3 \$25.00/RSF NNN + E

Suite 200E \$26.00/RSF NNN + E

Floors 4-12 \$28.00/RSF NNN + E

(Estimated 2025 electricity \$2.00)

## EXPENSES

2025 expenses estimated to be \$12.40/rsf (CAM: \$8.34/rsf;

Taxes: \$4.06/rsf) excluding electricity

## BUILDING HOURS

Monday - Friday: 7:00 a.m. - 7:00 p.m.

Saturday: 7:00 a.m. - 1:00 p.m.

After-hours HVAC is \$50.00 per hour.

## PARKING

3/1,000 overall parking ratio

\$100.00/month plus tax for covered reserved parking spaces

\$50.00/month plus tax for covered unreserved parking spaces

## TELECOMMUNICATIONS

XO Communications, Time Warner Business Class, AT&T, Verizon, CBeyond, FPL Fibernet, and Logix Communications.

## AMENITIES

On-site management, 24/7 security, tenant lounge and wine bar, outdoor putting green and patio, fitness center, conference rooms, renovated cafe, gaming area, full-service car wash, shoe shine, Energy Star labeled, LEED certified, Wired Certified Gold, concierge services, close proximity to many restaurants, shopping and hotels, great central location with access to Dallas North Tollway and minutes from I635/LBJ Freeway and President George Bush Turnpike.

## VACANCIES - EAST TOWER

Suite 120	5,120 RSF	
Suite 200	11,084 RSF	Spec Suite
Suite 300	24,824 RSF	
Suite 400	13,626 RSF	Whitebox
Suite 650	6,519 RSF	
Suite 675	4,263 RSF	
Suite 680	1,372 RSF	
Suite 900	19,861 RSF	
Suite 1000	12,528 RSF	
Suite 1115	4,125 RSF	
Suite 1130	3,042 RSF	Spec Suite
Suite 1145	1,034 RSF	
Suite 1155	4,358 RSF	Spec Suite

## VACANCIES - WEST TOWER

Suite 100	10,565 RSF	
Suite 240	2,692 RSF	Spec Suite
Suite 260	5,212 RSF	
Suite 300	14,937 RSF	
Suite 600	24,890 RSF	
Suite 730	10,120 RSF	Partial Whitebox
Suite 800	12,106 RSF	
Suite 1050	8,644 RSF	



WiredScore  
GOLD



## FOR MORE INFORMATION

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