

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
 Floors 1-3 \$15.00 - \$19.00 NNN + E
 Floors 4-6 \$22.50 NNN + E
 Floors 7-19 \$24.00 NNN + E
 (Electricity estimated to be \$0.95 for 2024)

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	
Suite 200	5,858 RSF	
Suite 240	4,088 RSF	
Suite 250	2,410 RSF	Up to 12,356 RSF Contiguous
Suite 300	2,771 RSF	
Suite 400	12,760 RSF	Up to 14,548 RSF Contiguous
Suite 425	1,788 RSF	
Suite 675	3,450 RSF	Spec Suite
Suite 700	5,126 RSF	
Suite 850	2,884 RSF	Available 1/1/2025



FOR LEASING INFORMATION, PLEASE CONTACT:

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