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# FOR LEASE

# ONE EMPIRE

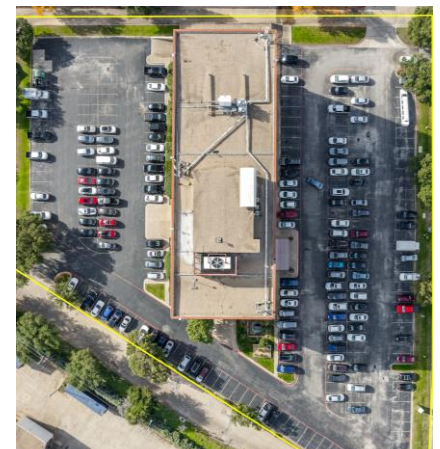
1140 Empire Central Drive  
Dallas, TX 75247



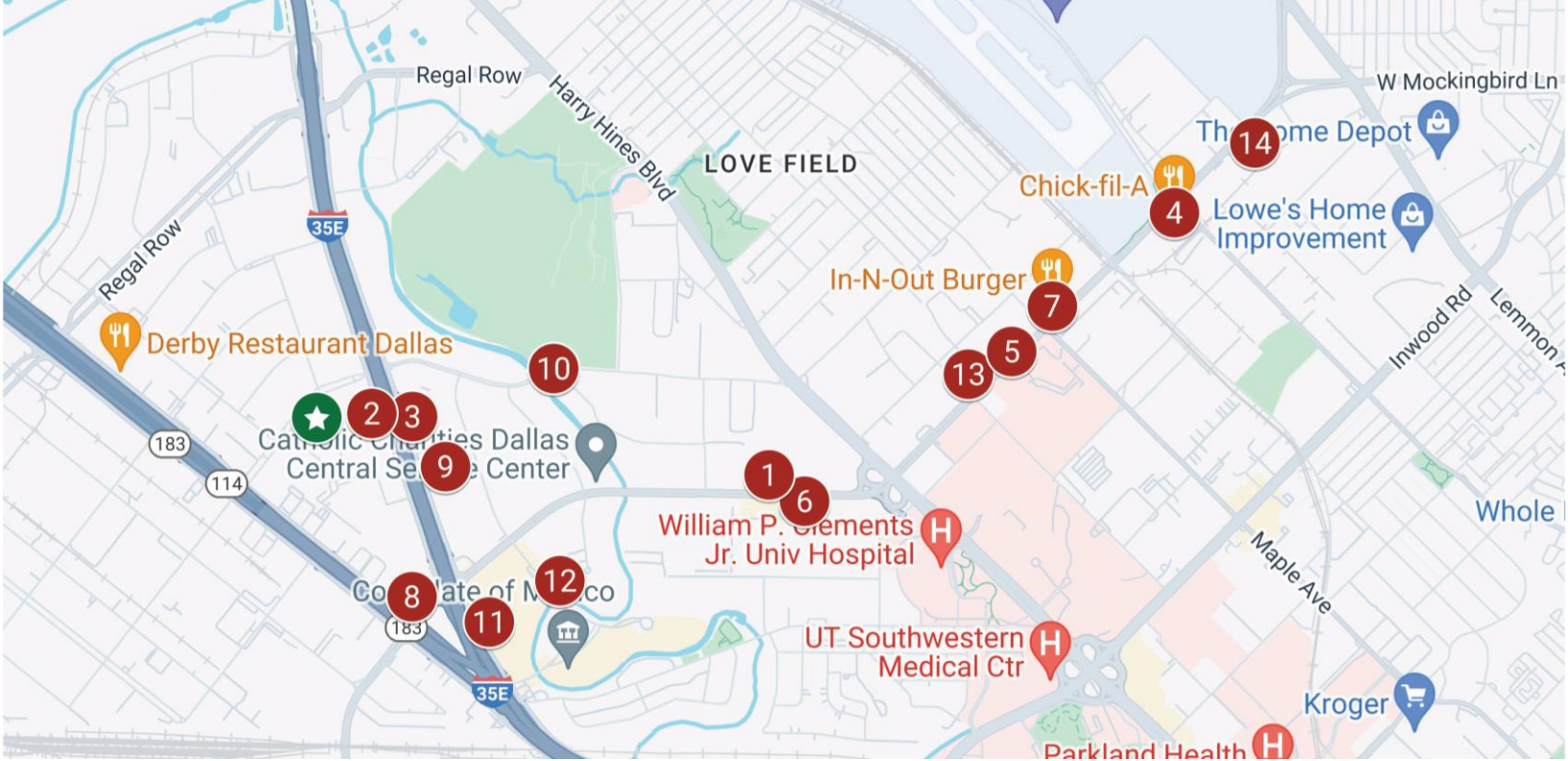
- 1140 Empire Central Dr  
Dallas, TX 75247
- New Ownership!
- 82,518 SF
- Excellent visibility from I-35
- Abundant Parking

## ABOUT THIS PROPERTY

One Empire is a 6-story 82,518 SF office building in the Stemmons Freeway submarket of Dallas, TX. The building provides close access to I-35 or Mockingbird access to Park Cities, Uptown, East Dallas, and The Design District. The property boasts abundant parking and a convenient location for tenants and their clients.



Ample surface parking available, plus the excellent location just minutes off I-35E, a great location for business owners and employees.



## LOCATION OVERVIEW

One Empire offers a stellar opportunity for small and midsize office users, who are seeking plentiful parking, in a location convenient to the majority of the DFW Metroplex. The location offers ease of access to interstate I-35E as well as close proximity to Dallas Love Field and DFW International Airports, and UT Southwestern Medical Center. There are ample services, restaurants, hotels, and retail in the area, as well as being under 15 minutes from the Dallas Central Business District.

- |  |                             |
|--|-----------------------------|
| 1 McDonald's                             | 8 Candlewood Suites         |
| 2 Schlotzsky's                           | 9 Dallas Love Field Inn     |
| 3 Golden Chick                           | 10 Comfort Inn & Suites     |
| 4 Chick-fil-A                            | 11 Residence In by Marriott |
| 5 Smokey John's Bar-B-Que & Home Cooking | 12 Hawthorn Suites          |
| 6 In-N-Out Burger                        | 13 Aloft                    |
| 7 Starbucks                              | 14 DoubleTree by Hilton     |

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# ONE EMPIRE

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## PROPERTY SUMMARY

<b>QUOTED RENTAL RATE</b>	\$14.50 per square foot, full-service, annual rent
<b>FLOORS</b>	6
<b>ELEVATORS</b>	2
<b>PARKING</b>	3.10:1000
<b>BUILDING HOURS</b>	7:00 AM to 6:00 PM Monday through Friday
<b>HVAC HOURS</b>	7:00 AM to 6:00 PM Monday through Friday
<b>SECURITY</b>	Secure Building with Key Fob accessed entrances after hours.
<b>CEILING HEIGHT</b>	8' 6"
<b>LIFE/FIRE SAFETY</b>	Sprinkled
<b>DATA PROVIDER</b>	AT&T, Spectrum

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