

CANAL CENTRE

237,692 SF OFFICE BUILDING | 400 E. LAS COLINAS BOULEVARD, IRVING, TEXAS 75039

Quoted Rental Rate: \$17.50 - \$22.00 +NNN (\$10.93/RSF) +Electric (\$1.38/RSF)

FLOORS	10
ELEVATORS	5
PARKING	3.7:1,000 RSF Reserved structured parking available for \$75.00 / month 100% structured parking garage with 2 elevators
COMMON AREA FACTOR	18.18%
BUILDING AREA	237,692 SF
FLOOR PLATES	25,000 SF
BUILDING HOURS	Mon-Fri: 7:00 am - 6:00 pm; Sat: 7:00 am - 1:00 pm; Sun: Closed After-hours access by access card only
BUILDING HVAC HOURS	Mon-Fri: 4:00 am - 6:00 pm; Sat: 5:00 am - 1:00 pm
2025 ESTIMATED EXPENSES	Electricity: \$1.38 / RSF Operating Expenses: \$7.04 / RSF Real Estate Taxes: \$3.89 / RSF
CEILING HEIGHT	Floors 1-9 measure 8' 6" / Floor 10 measures 9' 6"
LIFE / FIRE SAFETY	Monitored fire control system with overhead firesprinkler system for fire suppression
DATA PROVIDER	Birch Cogent Communication Level 3 Zayo
LANDLORD	Canal Centre Investors, LLC
BUILDING AMENITIES	Conference Center, Tenant Lounge, Fitness Center, Full-service Deli Foster co-working spaces + Coffee bar and Tenant lounge On-site property manager, building engineer, day porter, 24/7 security Walkable to numerous dining & shopping options Dual feed electric

