

Pinnacle Point

SOUTHLAKE, TX



FOR SALE:

BUILDING 3
425 S. Kimball Ave.

BUILDING 4
445 S. Kimball Ave.

BUILDING 5
435 S. Kimball Ave.



Eubanks
Intermediate School



George Dawson
Middle School



S. Kimball Ave.

BUILDING 4

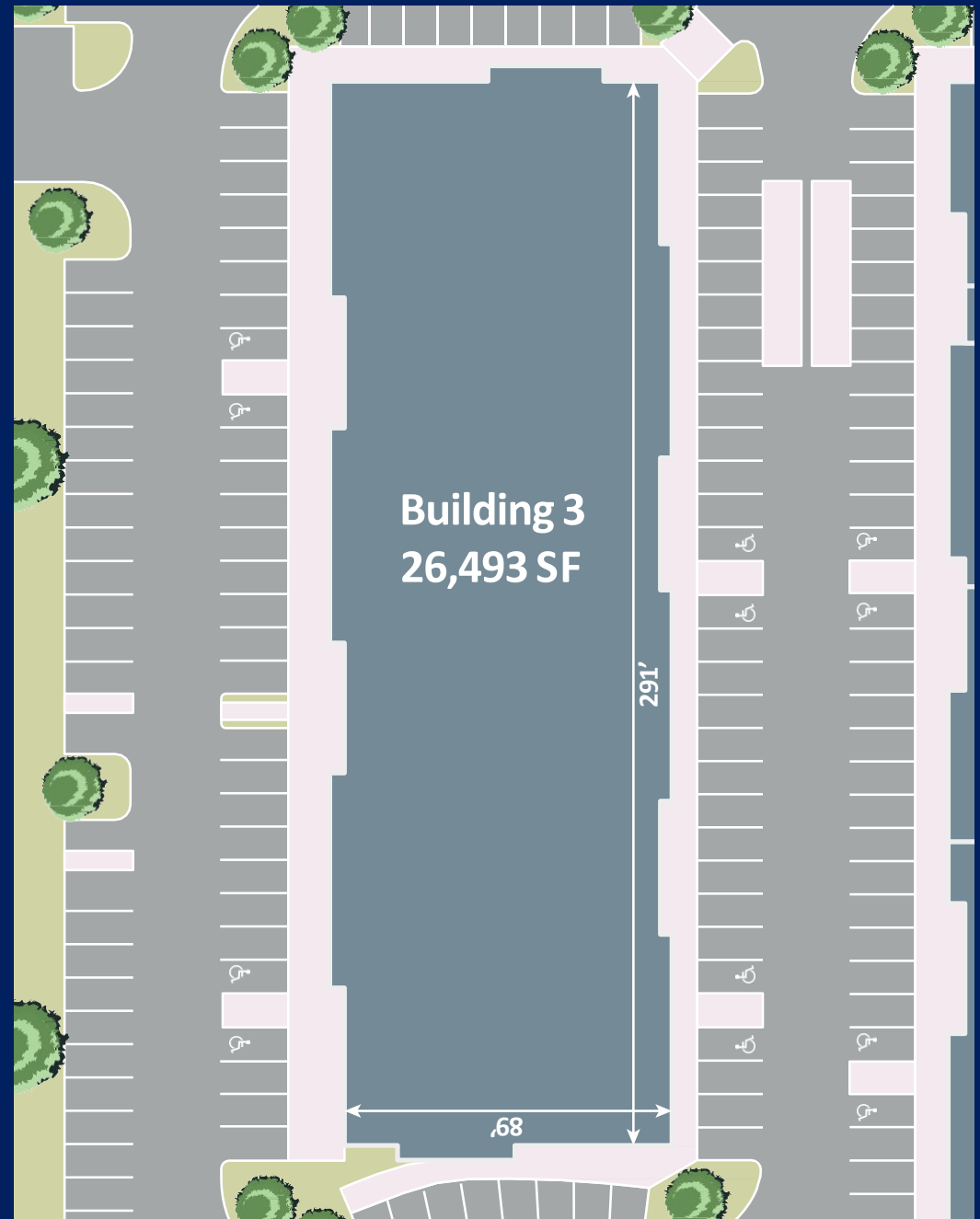
BUILDING 3

BUILDING 5

Pinnacle Point

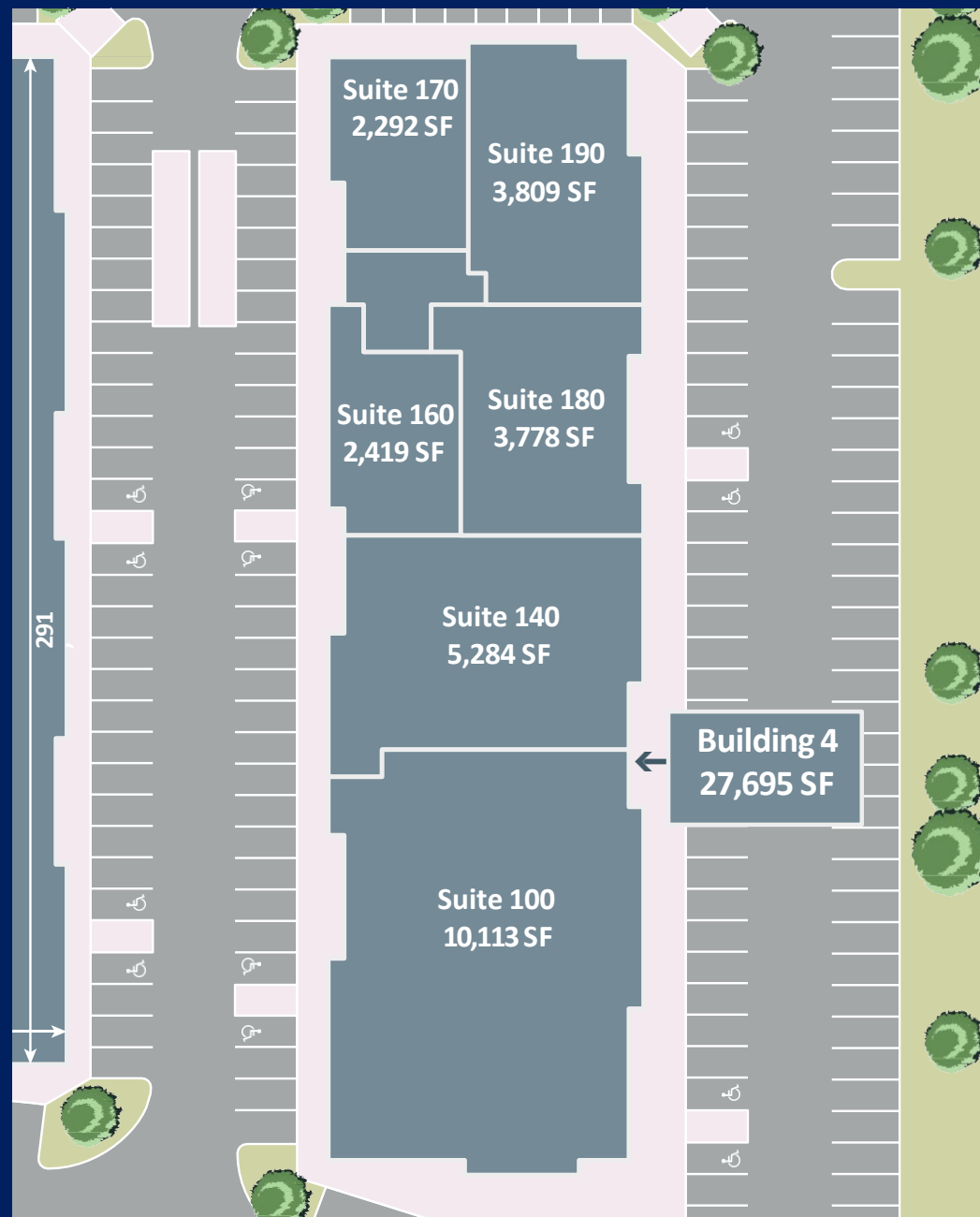
Building 3

Address	425 S Kimball Avenue Southlake, TX 76092
Total Building Size	26,493
% Occupied	0%
No. Of Floors	1Floor
Year Built	2020
Structure	Structural steel framing system with concrete tilt-up walls.
Roof	White TPO 60mil roof membrane
Roof Warranty	20 Years - Johns Manville Peak Advantage
Façade	Stacked stone façade
Sprinklered Building	Yes
Parking	112 Parking Spaces (8 ADA Spaces)
Parking Ratio	4.2 / 1,000 SF
Plumbing	3" water lines to the building ready for tenant hookup
Hvac	EUH only at each building for freeze protection
Fiber Providers	Spectrum and Frontier
Electrical	Site lighting and 2500A tapcan and panel at each building.



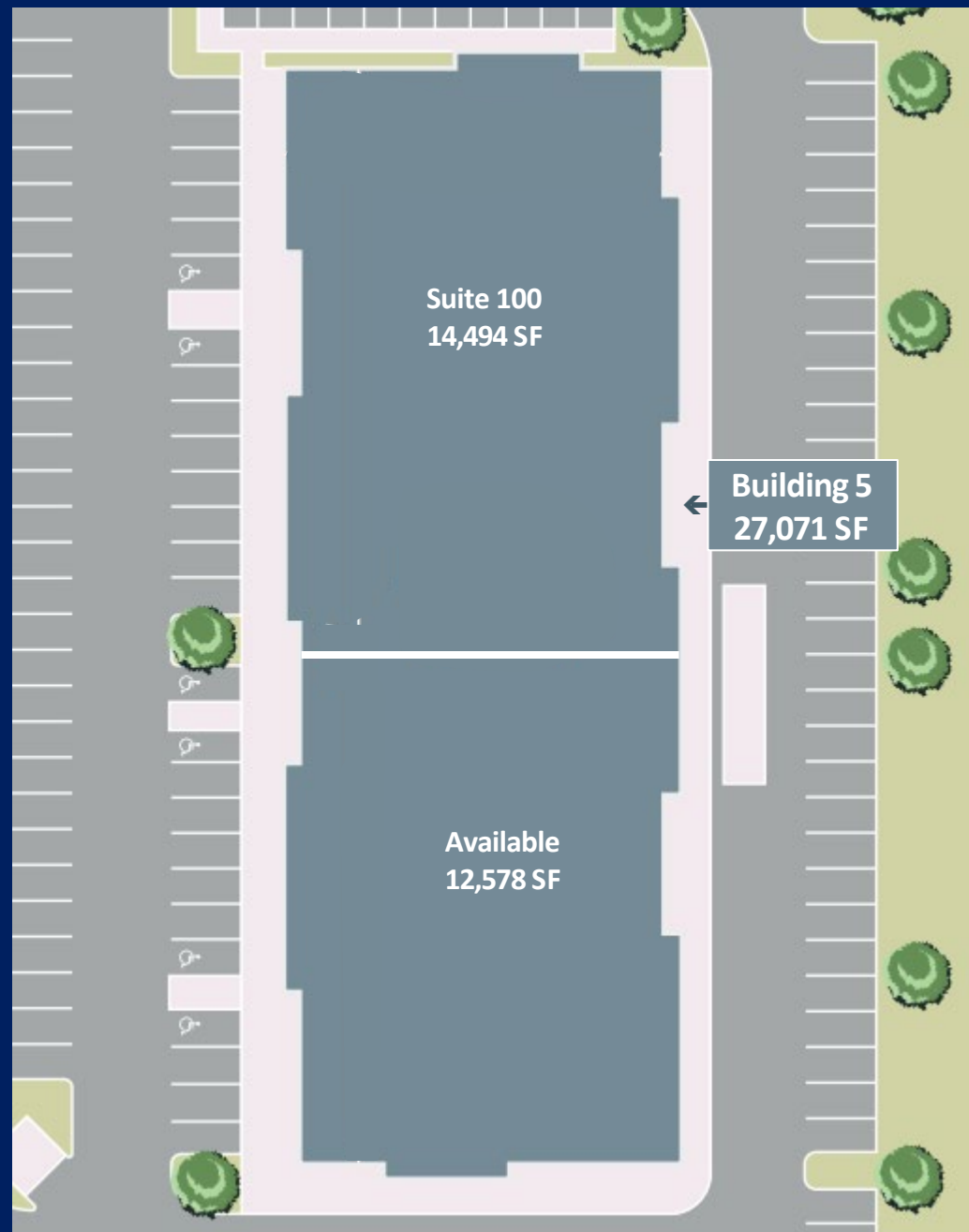
Building 4

Address	445 S Kimball Avenue Southlake, TX 76092
Total Building Size	27,695
% Occupied	100%
WALT	2.86
Year Built	2020
Structure	Structural steel framing system with concrete tilt-up walls.
Roof	White TPO 60mil roof membrane
Roof Warranty	20 Years - Johns Manville Peak Advantage
Façade	Stacked stone façade
Sprinklered Building	Yes
Parking	130 Parking Spaces (8 ADA Spaces)
Parking Ratio	4.7 / 1,000 SF
Plumbing	3 water lines
Hvac	13 RTUS and a CRAC Unit
Fiber Providers	Spectrum and Frontier
Electrical	Site lighting and 2500A tapcan and panel at each building.



Building 5

Address	435 S Kimball Avenue Southlake, TX 76092
Total Building Size	27,071
% Occupied	55%
WALT	10+ Years
Year Built	2020
Structure	Structural steel framing system with concrete tilt-up walls.
Roof	White TPO 60mil roof membrane
Roof Warranty	20 Years - Johns Manville Peak Advantage
Façade	Stacked stone façade
Sprinklered Building	Yes
Parking	119 Parking Spaces (6 ADA Spaces)
Parking Ratio	4.4 / 1,000 SF
Plumbing	3 water lines
Hvac	13 RTUS and a CRAC Unit
Fiber Providers	Spectrum and Frontier
Electrical	Site lighting and 2500A tapcan and panel at each building.





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FOR SALE INFORMATION:

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