

FACT SHEET

ADDRESS: 17300 N. DALLAS PARKWAY, DALLAS, TEXAS 75248

TOTAL BUILDING SQUARE FEET: 151,406 (RSF)

LARGEST SF: 11,809 RSF

AVAILABLE SUITES:

SUITE	RENTABLE SF	SUITE	RENTABLE SF
1048	1,276 RSF	3060	2,706 RSF Avail. 6/1/26
2020	11,809 RSF	3150	2,574 RSF
2040	1,859 RSF	3155	3,658 RSF SPEC SUITE
2080	2,523 RSF	3158	1,638 RSF



CONTIGUOUS AVAILABLE SUITES:

SUITE	RENTABLE SF	CONTIGUOUS SF
2060	1,227 RSF	7,689 RSF
2065	6,462 RSF	7,689 RSF
3010	3,730 RSF	9,743 RSF
3020	2,936 RSF	9,743 RSF
3035	3,077 RSF	9,743 RSF



FLOORS: Three (3) Stories

RENTAL RATES: \$19.00 PSF NNN

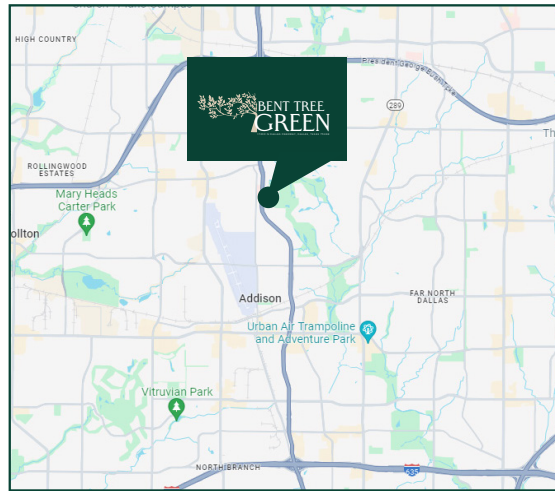
TRIPLE NET CHARGES: \$6.17 + Electricity - \$1.65

PARKING: 3.37/1,000 SF; Surface and Underground Garage Parking Reserved Parking at \$50/month

TELECOMMUNICATIONS: AT&T, Comcast, Spectrum, Logix, Birch

BUILDING HOURS: 7:00 AM - 6:00 PM; M-F
8:00 AM - 1:00 PM; Saturday

HVAC HOURS OF OPERATION: 8:00 AM - 6:00 PM; M-F
9:00 AM - 1:00 PM; Saturday
After hours - \$85/hour



AMENITIES:

- Grab and Go Market
- Free Underground Garage Parking
- Large Conference Room - Up to 50-Person Seating
- On-Site Management & Leasing
- Monument Signage Available
- After-hours Controlled Access

For Leasing Information

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