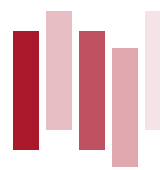


# FACT SHEET



IBC Plaza  
3800 MAPLE

**ADDRESS:** 3800 MAPLE AVENUE, DALLAS, TX 75219

**TOTAL BUILDING SQUARE FEET:** 129,228 (RSF)

## AVAILABLE SUITES:

SUITE #	RENTABLE SF		NOTES
SUITE 400	8,133 RSF	12,067 RSF	MOVE-IN READY
SUITE 750	12,206 RSF		
SUITE 850	6,514 RSF		

## AVAILABLE CONTIGUOUS SUITES:

SUITE #	RENTABLE SF	CONTIG SF	NOTES
SUITE 350	3,268 RSF	12,872 RSF	
SUITE 355	8,402 RSF	12,872 RSF	
SUITE 360	1,202 RSF	12,872 RSF	MOVE-IN READY
SUITE 510	2,529 RSF	9,964 RSF	MOVE-IN READY
SUITE 530	5,286 RSF	9,964 RSF	
SUITE 540	2,149 RSF	9,964 RSF	SHELL CONDITION

**# FLOORS:** Eight (8) Stories

**RENTAL RATES:** \$25.00 PSF NNN

**OPERATING EXPENSES:** 2024 - \$ 11.34  
Electricity 2024 - \$1.59

**PARKING:** 3:1,000 SF; Underground parking garage (\$50)  
with complimentary surface parking

**TELECOMMUNICATIONS:** Fiber provided by AT&T & others

**BUILDING HOURS:** 8:00 AM - 6:00 PM; M-F  
9:00 AM - 1:00 PM; Saturday

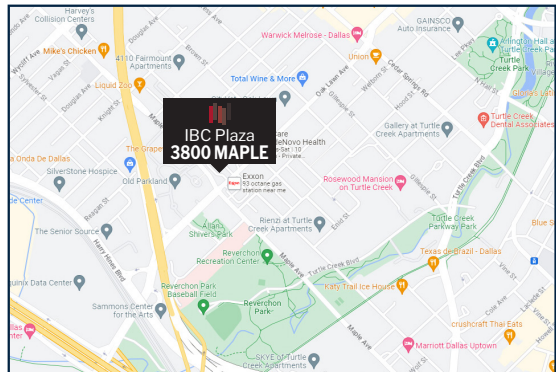
**HVAC HOURS OF OPERATION:** 8:00 AM - 6:00 PM; M-F  
9:00 AM - 1:00 PM; Saturday

**SECURITY:** 24/7/365 on-site security

**FITNESS CENTER:** Fully equipped with showers and locker rooms

## AMENITIES:

- Below grade covered parking
- NEW shared conference room
- On-site management
- Tenant lounge
- Over 100 walkable amenities
- Grab and go deli
- LEED Silver Certification
- On-site banking
- Move in ready spec suites



## For Leasing Information

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09/19/2025