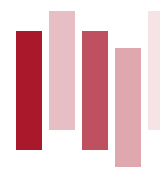


FACT SHEET



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 150 | 3,869 RSF | SHELL CONDITION |
| SUITE 750 | 12,206 RSF | |
| SUITE 850 | 6,514 RSF | |

AVAILABLE CONTIGUOUS SUITES:

| SUITE # | RENTABLE SF | CONTIG SF | NOTES |
|-----------|-------------|------------|-----------------|
| SUITE 300 | 2,793 RSF | 15,665 RSF | |
| SUITE 350 | 3,268 RSF | 15,665 RSF | |
| SUITE 355 | 8,402 RSF | 15,665 RSF | |
| SUITE 360 | 1,202 RSF | 15,665 RSF | MOVE-IN READY |
| SUITE 400 | 8,133 RSF | 12,067 RSF | MOVE-IN READY |
| SUITE 420 | 1,052 RSF | 12,067 RSF | MOVE-IN READY |
| SUITE 435 | 2,882 RSF | 12,067 RSF | SPEC SUITE |
| SUITE 500 | 4,351 RSF | 18,257 RSF | MOVE-IN READY |
| SUITE 510 | 2,529 RSF | 18,257 RSF | MOVE-IN READY |
| SUITE 520 | 3,941 RSF | 18,257 RSF | |
| SUITE 530 | 5,286 RSF | 18,257 RSF | |
| SUITE 540 | 2,149 RSF | 18,257 RSF | SHELL CONDITION |

FLOORS: Eight (8) Stories

RENTAL RATES: \$27.00 PSF NNN

OPERATING EXPENSES: 2023 - \$11.34
Electricity 2023 - \$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:

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



For Leasing Information

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