

# FACT SHEET

**ADDRESS:** 909 HIDDEN RIDGE, IRVING, TEXAS 75038

**TOTAL BUILDING SQUARE FEET:** 260,796 (RSF)

**LARGEST CONTIGUOUS SF:** 44,266 RSF

## AVAILABLE SUITES:

SUITE	RENTABLE SF
100	15,859 RSF
185	9,038 RSF
160	1,330 RSF SPEC SUITE
200	23,368 RSF
400	44,266 RSF
600	12,980-44,167 RSF

## CONTIGUOUS AVAILABLE SUITES:

SUITE	RENTABLE SF	CONTIGUOUS SF
500	19,510 RSF	44,302 RSF
520	24,792 RSF	44,302 RSF

**# FLOORS:** Six (6) Stories

**RENTAL RATES:** \$20.00 PSF NNN

**TRIPLE NET CHARGES:** \$8.73 + Electricity - \$1.06

**PARKING:** 5.00/1,000 SF; Surface and Underground Garage  
Parking Reserved Parking at \$100/month

**TELECOMMUNICATIONS:** AT&T & Verizon

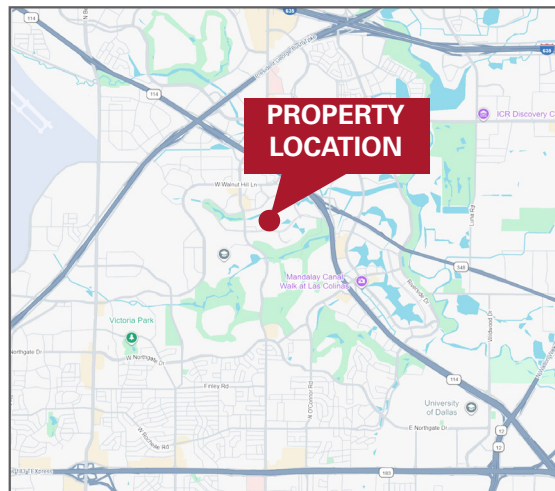
**BUILDING HOURS:** 7:00 AM - 6:00 PM; M-F  
8:00 AM - 1:00 PM; Saturday

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

## AMENITIES:

- On-site grab-n-go deli with tenant lounge
- Building conference facility
- Fitness Center with showers and lockers
- Covered parking
- Courtesy officer on-site 24/7
- After hours card key access
- On-site management office

# MACARTHUR RIDGE II



## For Leasing Information

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