

BUILDING ADDRESS

909 Lake Carolyn Pky, Irving, TX 75039

OWNER

Prime US REIT

YEAR BUILT/RENOVATED

1988 / 2013

BUILDING SIZE

19 stories, 374,251 RSF

COMMON AREA FACTOR

25.6%

BASE RENTAL RATE

Retail \$16.00 NNN + E
 Floors 1-3 \$16.00 - \$20.00 NNN + E
 Floors 4-6 \$23.50 NNN + E
 Floors 7-19 \$25.00 NNN + E
 (Electricity estimated to be \$1.18 for 2025)

EXPENSES

2025 expenses estimated to be \$14.64/RSF
 (CAM: \$8.65/RSF; Taxes: \$5.99/RSF) excluding electricity.

BUILDING HOURS

Monday - Friday: 7:00 a.m. - 6:00 p.m.
 Saturday: 8:00 a.m. - 1:00 p.m.

PARKING

3.5 / 1,000 overall parking ratio
 \$80.00 / month plus tax for reserved parking
 \$50.00 / month plus tax for unreserved parking

TELECOMMUNICATIONS

Time-Warner Cable,
 Time-Warner Telecom, Cogent and AT&T

VACANCIES

Suites 108 (Retail)	5,810 RSF	\$16.00 NNN + E
Suite 200	5,858 RSF	\$19.00 NNN + E
Suite 240	4,088 RSF	\$16.00 NNN + E
Suite 250	2,410 RSF	\$20.00 NNN + E Up to 12,356 RSF Contiguous
Suite 300	2,771 RSF	\$20.00 NNN + E
Suite 400	12,760 RSF	\$23.50 NNN + E Up to 14,548 RSF Contiguous
Suite 425	1,788 RSF	\$23.50 NNN + E
Suite 675	3,450 RSF	\$23.50 NNN + E Spec Suite
Suite 700	5,126 RSF	\$25.00 NNN + E
Suite 1600	21,536 RSF	\$25.00 NNN + E Available 12/01/25
Suite 1750	6,522 RSF	\$25.00 NNN + E Available 12/01/25



FOR LEASING INFORMATION, PLEASE CONTACT:

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