

# CANAL CENTRE

237,692 SF OFFICE BUILDING | 400 E. LAS COLINAS BOULEVARD, IRVING, TEXAS 75039

**Quoted Rental Rate: \$17.50 - \$22.00 +NNN (\$10.69/RSF) +Electric (\$1.29/RSF)**

**FLOORS** 10

**ELEVATORS** 5

**PARKING** 3.7:1,000 RSF

Reserved structured parking available for \$75.00 / month  
100% structured parking garage with 2 elevators

**COMMON AREA FACTOR** 18.18%

**BUILDING AREA** 237,692 SF

**FLOOR PLATES** 25,000 SF

**BUILDING HOURS** Mon-Fri: 7:00 am - 6:00 pm; Sat: 7:00 am - 1:00 pm; Sun: Closed After-hours access by access card only

**BUILDING HVAC HOURS** Mon-Fri: 4:00 am - 6:00 pm; Sat: 5:00 am - 1:00 pm

**2026 ESTIMATED EXPENSES** Electricity: \$1.29 / RSF

Operating Expenses: \$7.08 / RSF

Real Estate Taxes: \$3.61 / RSF

**CEILING HEIGHT** Floors 1-9 measure 8' 6" / Floor 10 measures 9' 6"

**LIFE / FIRE SAFETY** Monitored fire control system with overhead firesprinkler system for fire suppression

**DATA PROVIDER** Birch | Cogent Communication | Level 3 | Zayo

**LANDLORD** Canal Centre Investors, LLC

**BUILDING AMENITIES** Conference Center, Tenant Lounge, Fitness Center, Full-service Deli  
Foster co-working spaces + Coffee bar and Tenant lounge  
On-site property manager, building engineer, day porter, 24/7 security  
Walkable to numerous dining & shopping options  
Dual feed electric

