

## 4600 Greenville Plaza

The building features a spacious entrance lobby. The western entrance is from Greenville Avenue, while the eastern entrance is adjacent to ground level visitor parking. The two-story atrium lobby is accented with a traditional cast-stone arched entranceway and granite floors. Tastefully appointed elevator cabs reflect the high standard of quality in 4600 Greenville Plaza. These amenities convey an immediate statement of importance and success.

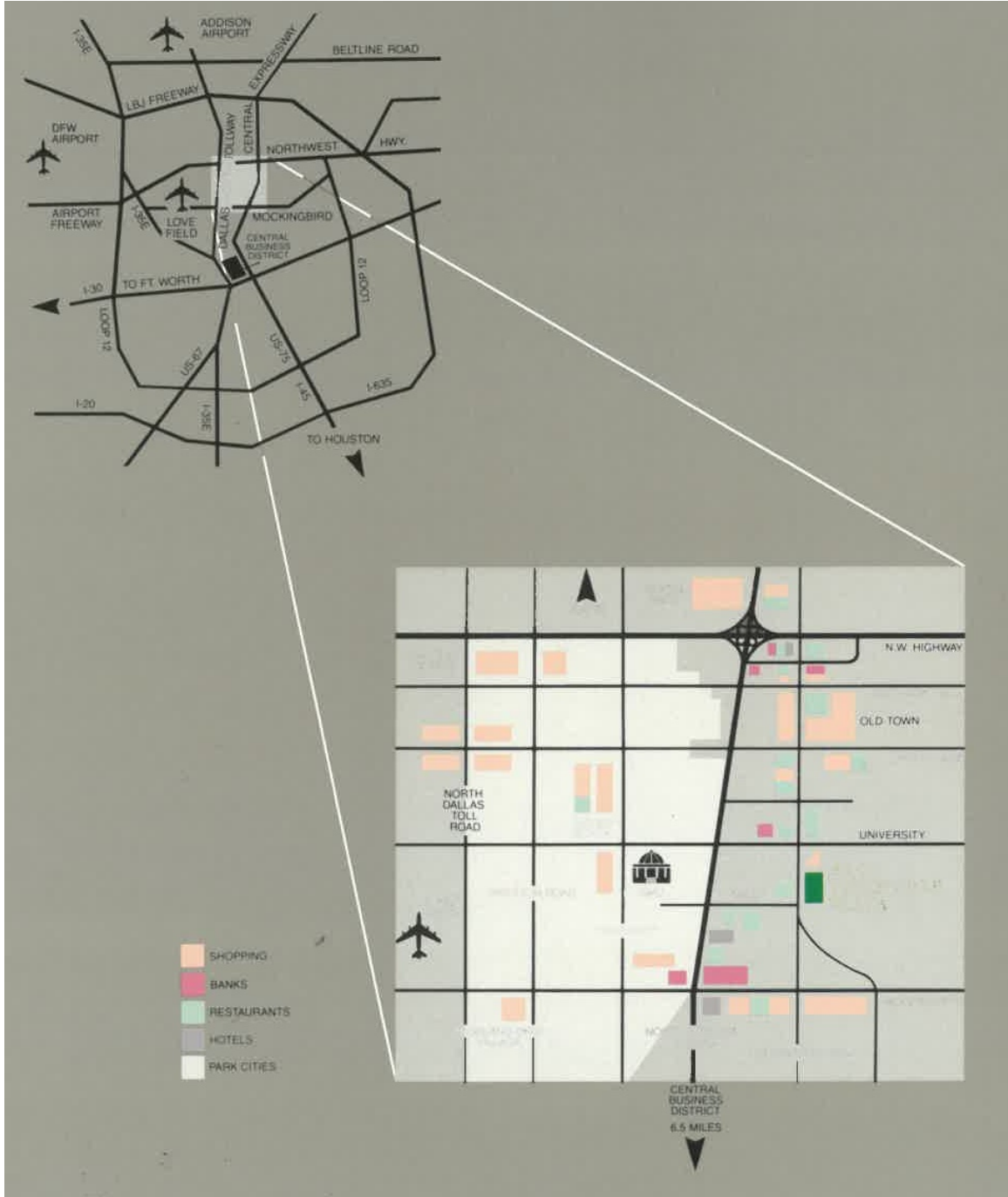
Enclosed tenant parking shelters you and your automobile from the scorching Texas sun and inclement weather. What is more, you park close to the elevators that quickly deliver you to your suite.

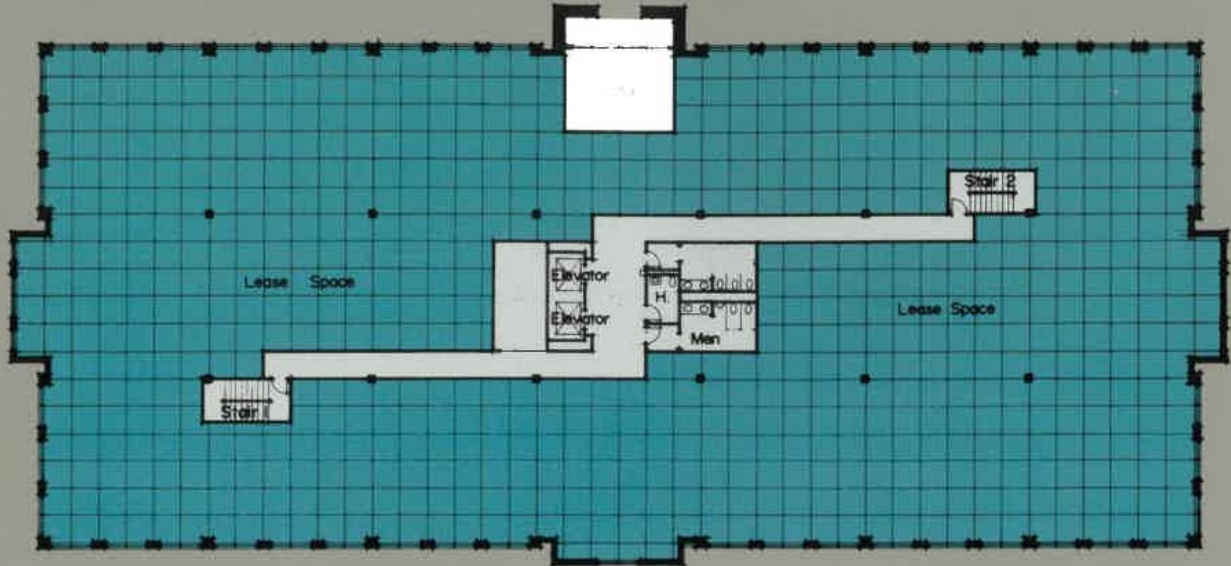
Each floor of 4600 Greenville Plaza has a separate multiple zoned heating and air conditioning system for efficient climate control. The climate control system and energy efficient vision-glass have been designed to provide optimum tenant comfort for all seasons.



Location, Location, Location is Greenville Plaza! Greenville Avenue is a major North/South artery. Access to Central Expressway, one block west, gives you a speedy gateway to any part of the metroplex. East/West and North/South travel is readily accomplished on nearby primary and secondary thoroughfares.

Just minutes away are the exclusive residential areas of University Park, Highland Park, North Dallas and East Dallas. 4600 Greenville Plaza is within walking distance or a short drive from numerous popular restaurants along with Banking facilities, shopping and Hotels.

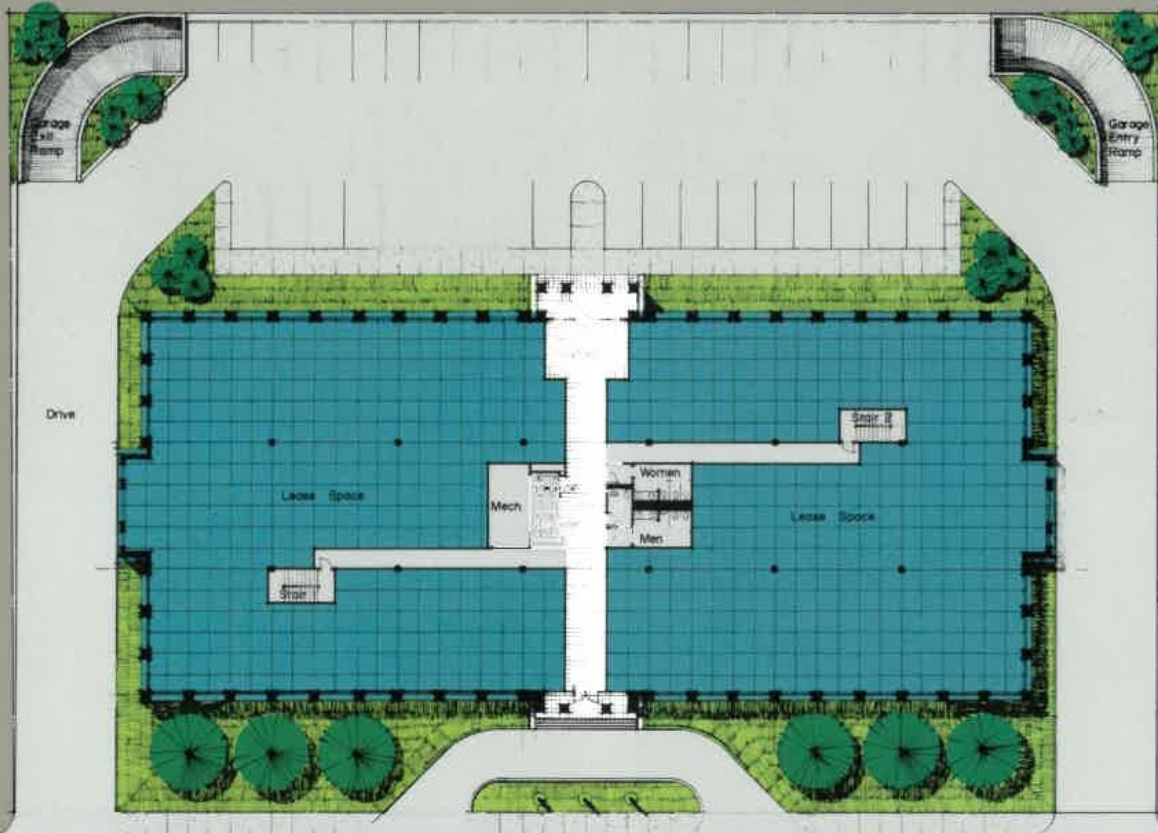




Typical Floor Plan

1 Sq. = 25 Sq. Ft.

◀ North



First Floor

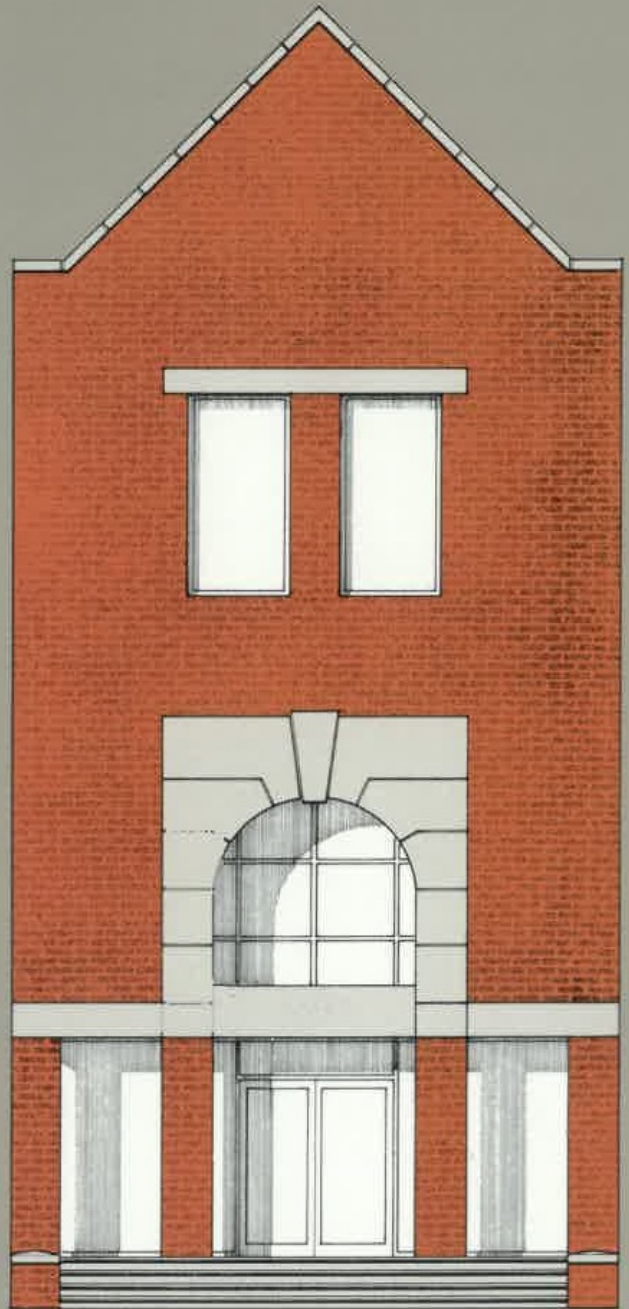
1 Sq. = 25 Sq. Ft.

◀ GREENVILLE AVENUE ▶



**SPECIFICATIONS/AMENITIES**

- Location
  - easily accessible
  - convenient
  - Restaurants • Shopping •  
Banks • Hotels
- Building Area
  - 59,000 Gross Square Feet
  - 55,750 Rentable Square Feet
  - 18,675 Typical Floor
- Inviting Traditional Architecture
- Parking
  - 135 covered spaces
  - 42 ground level spaces
- Attractive Landscaping
- Energy efficient
- Two story atrium entrance
- Tastefully appointed elevators
- Owner occupied and managed



DEVELOPED BY NICHOLAS, KETZ & LYON COMPANY, DALLAS, TEXAS