



# SILVER STAR PROPERTIES



## CORPORATE PARK PLACE

1333 Corporate Drive | Irving, TX 75038

**YEAR BUILT** 1980/2014

**FLOORS** 3

**ELEVATORS** 2

**PARKING** 4:1,000; Surface Parking  
Covered Parking at  
\$50/month



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[www.hi-reit.com](http://www.hi-reit.com)

### COMMON AREA FACTOR

12%

### BUILDING AREA

113,429 SF

### FLOOR PLATE

14,424 SF

### BUILDING HOURS

M - F: 7a - 6p | Sat: 7a - 1p

### 2023 ESTIMATED EXPENSES

CAM = \$3.92 | TI = \$3.05 | E = \$1.63 |

Total OPEX = \$8.60

### DATA PROVIDER

AT&T, C-Beyond, Spectrum, Verizon, Logix

### LANDLORD

Silver Star Properties REIT, Inc.

### BUILDING AMENITIES

Move-in Ready Suites

Free Initial Test Fits

Building Conference/Training Rooms

Grab & Go Snack Market (coming soon)

FedEx & UPS Drop Boxes

Covered Parking

Las Colinas Association Provides 24-hour On-Demand Service

On-Site Building Engineer & Day Porter

On-site Professional Management and Leasing

After-hours Controlled Access

24-hour Video Surveillance

Monument Signage

Renovated Lobby and Common Areas

Foodsby Catering

### CLOSE PROXIMITY TO

John Carpenter Freeway

LBJ Freeway, State Highway 161