



BUILDING ADDRESS

5001 Spring Valley Road, Dallas TX 75244

OWNER

KBS Realty Advisors

YEAR BUILT/RENOVATED

1986/2021

BUILDING SIZE

12 stories, 524,143 Rentable Square Feet

COMMON AREA FACTOR

23.24%

BASE RENTAL RATE

Floors 1-3 \$33.00/RSF NNN + E

Suite 200E \$34.00/RSF NNN + E

Floors 4- 8 \$35.00/RSF NNN + E

Floors 9 - 11 \$36.00/RSF NNN + E

(Estimated 2026 electricity \$2.21)

EXPENSES

2026 expenses estimated to be \$12.46/rsf (CAM: \$8.85/rsf;

Taxes: \$3.61/rsf) excluding electricity

BUILDING HOURS

Monday - Friday: 7:00 a.m. - 7:00 p.m.

Saturday: 7:00 a.m. - 1:00 p.m.

After-hours HVAC is \$50.00 per hour.

PARKING

3/1,000 overall parking ratio

\$100.00/month plus tax for covered reserved parking spaces

\$50.00/month plus tax for covered unreserved parking spaces

TELECOMMUNICATIONS

XO Communications, Time Warner Business Class, AT&T, Verizon, CBeyond, FPL Fibernet, and Logix Communications.

AMENITIES

On-site management, 24/7 security, tenant lounge and wine bar, outdoor putting green and patio, fitness center, conference rooms, renovated cafe, gaming area, full-service car wash, shoe shine, Energy Star labeled, LEED certified, Wired Certified Gold, concierge services, close proximity to many restaurants, shopping and hotels, great central location with access to Dallas North Tollway and minutes from I635/LBJ Freeway and President George Bush Turnpike.

VACANCIES - EAST TOWER

Suite 200	11,084 RSF Spec Suite
Suite 225	5,393 RSF Available 09/01/26
Suite 300	24,824 RSF
Suite 400	13,626 RSF Whitebox
Suite 500	4,183 RSF Available 10/01/26
Suite 650	4,833 RSF
Suite 900	19,861 RSF
Suite 1115	4,125 RSF
Suite 1125	3,139 RSF Available 01/02/27

VACANCIES - WEST TOWER

Suite 100	7,119 RSF
Suite 260	5,212 RSF
Suite 300	14,937 RSF
Suite 600	24,890 RSF
Suite 730	10,120 RSF Partial Whitebox
Suite 800	12,106 RSF
Suite 850	8,513 RSF Available 11/01/26
Suite 1050	8,644 RSF



WiredScore
GOLD



FOR MORE INFORMATION

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PROVIDENCE TOWERS - 5001 SPRING VALLEY ROAD, DALLAS, TX 75244

Owned By: **KBS**

Leased & Managed By:

T Transwestern