



Parkside Tower



THE BUILDING

18-Story Class A Office Tower

378,088 RSF

21,500 RSF Typical Floorplate

LEED Certified Silver / Energy Star Labeled

AMENITIES

- Spectacular views of Uptown & CBD skylines
- On-site management and engineering with 24/7 manned security
- Savory Kitchen, 75 person Conference Center, 5,000 sf State of the Art Fitness Center
- Katy Trail & high-end hotels within walking distance
- Tenant lounge with open-air courtyard & wifi
- Offers excellent ingress/egress from all areas of the Metroplex with immediate access to the tollway, CBD, I-35 and NCX

BUILDING FACTS

LEASE TERM 5 – 15 years

RENTAL RATE \$28-30 NNN

ESTIMATED OPEX \$12.12/sf

ESTIMATED ELECTRICITY \$1.80/sf

TENANT FINISH Negotiable

BUILDING HOURS Mon-Fri 7:00am – 6:00pm;
Sat 8:00am – 1:00pm

PARKING 3:1,000 ratio; Reserved Spaces \$100.00/mo;
Unreserved Spaces \$50.00/mo

FIBEROPTICS PROVIDERS Cogent
Communications; Verizon Global; Time Warner; Crown
Castle Fiber

CONTACTS

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