

COTTONWOOD

63,509 RSF MEDICAL OFFICE BUILDING | 1110 COTTONWOOD LANE, IRVING, TEXAS 75038

Quoted Rental Rate: \$24.50 - \$26.50 +NNN (\$10.50/RSF)

FLOORS 3

ELEVATORS 2

PARKING 4.0:1,000 RSF
Reserved covered parking available for \$75.00 / month

COMMON AREA FACTOR 19.76%

BUILDING AREA 63,509 RSF

FLOOR PLATES 21,169 RSF

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 Mon-Fri: 7:00 am - 6:00 pm; Sat: 7:00 am - 1:00 pm; Sun: Off

2026 ESTIMATED EXPENSES Electricity: \$2.44 / RSF
Operating Expenses: \$7.63 / RSF
Real Estate Taxes: \$2.87 / RSF

CEILING HEIGHT 8'

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

DATA PROVIDER Spectrum

LANDLORD Rubicon RE Management, LLC

BUILDING AMENITIES On-site building engineering and day porter
Grab & Go break area
Signage opportunities available
Reserved garage parking
10 minute drive to DFW Airport
Easy access to 114

