

CITYVIEW OFFICE TOWER

63,168 RSF OFFICE BUILDING | 5339 ALPHA ROAD, DALLAS, TEXAS 75240

Quoted Rental Rate: \$15.00 +Electric (\$1.68/RSF)

FLOORS 4

ELEVATORS 2

PARKING 3:1,000 RSF
Reserved covered parking available for \$45/month

COMMON AREA FACTOR 13%

BUILDING AREA 63,168 RSF

FLOOR PLATES 14,500 SF

BUILDING HOURS Mon-Fri: 7:00 am - 6:30 pm; Sat: 8:00 am - 2:00 pm; Sun: Closed
After-hours access by access card only

BUILDING HVAC Mon-Fri: 7:00 am - 7:00 pm; Sat: 7:00 am - 3:00 pm; Sun: Off

2023 ESTIMATED EXPENSES Operating Expenses: \$4.02 / RSF
Real Estate Taxes: \$2.08 / RSF
Electricity: \$1.68 / RSF

CEILING HEIGHT 8' 6"

LIFE / FIRE SAFETY Monitored fire control system

DATA PROVIDER AT&T | Zayo | Logix Fiber Networks | Birch | Crown Castle

LANDLORD Cityview Office Holdings, LP

BUILDING AMENITIES Building conference room
On-site building engineering and day porter
Walkable to numerous dining & shopping options

