

# FACT SHEET

**ADDRESS:** 17300 N. DALLAS PARKWAY, DALLAS, TEXAS 75248

**TOTAL BUILDING SQUARE FEET:** 151,406 (RSF)

**LARGEST CONTIGUOUS SF:** 26,554 RSF

## AVAILABLE SUITES:

SUITE	RENTABLE SF	SUITE	RENTABLE SF
1006	1,494 RSF	3090	2,460 RSF
1048	1,276 RSF	3150	2,574 RSF
2040	1,859 RSF	3155	3,658 RSF SPEC SUITE
2080	2,523 RSF	3188	608 RSF
3020	2,936 RSF		
3035	3,077 RSF		

## CONTIGUOUS AVAILABLE SUITES:

SUITE	RENTABLE SF	CONTIGUOUS SF
2020	11,809 RSF	14,253 RSF
2030	2,444 RSF	14,253 RSF
2000	9,046 RSF	26,554 RSF
2050	6,052 RSF	26,554 RSF
2054	1,170 RSF	26,554 RSF
2060	3,824 RSF	26,554 RSF
2065	6,462 RSF	26,554 RSF

**# FLOORS:** Three (3) Stories

**RENTAL RATES:** \$18.00 PSF NNN

**TRIPLE NET CHARGES:** \$6.55 + Electricity - \$1.80

**PARKING:** 3.37/1,000 SF; Surface and Underground Garage  
Parking Reserved Parking at \$50/month

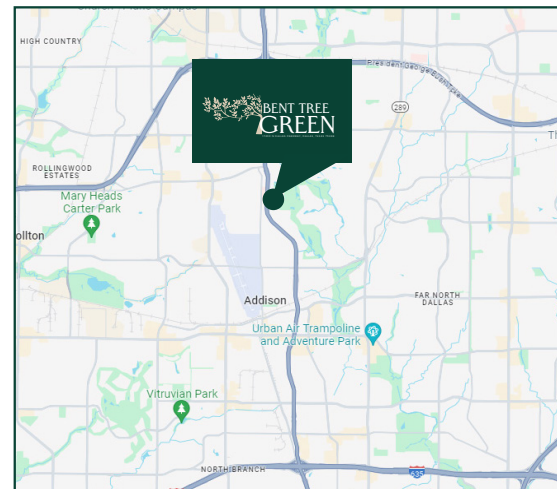
**TELECOMMUNICATIONS:** AT&T, Comcast, Spectrum, Logix, Birch

**BUILDING HOURS:** 7:00 AM - 6:00 PM; M-F  
8:00 AM - 1:00 PM; Saturday

**HVAC HOURS OF OPERATION:** 8:00 AM - 6:00 PM; M-F  
9:00 AM - 1:00 PM; Saturday  
After hours - \$85/hour

## AMENITIES:

- On-Site Management & Leasing
- Monument Signage Available
- After-hours Controlled Access



## For Leasing Information

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