

FACT SHEET

MEADOW PARK TOWER
10440 NCX

ADDRESS: 10440 North Central Expressway, Dallas, TX 75231

TOTAL BUILDING SQUARE FEET: 262,779 (RSF)

AVAILABLE SUITES:

| SUITE # | RENTABLE SF | NOTES |
|------------|-------------|-------|
| SUITE 800 | 19,604 RSF | |
| SUITE 1010 | 2,283 RSF | |
| SUITE 1260 | 1,152 RSF | |

AVAILABLE CONTIGUOUS SUITES:

| SUITE # | RENTABLE SF | CONTIG SF | NOTES |
|------------|-------------|------------|--------------------|
| SUITE 900 | 4,754 RSF | 6,797 RSF | |
| SUITE 980 | 2,043 RSF | 6,797 RSF | |
| SUITE 1400 | 6,312 RSF | 15,238 RSF | 2ND GEN LAW OFFICE |
| SUITE 1425 | 1,437 RSF | 15,238 RSF | |
| SUITE 1450 | 7,489 RSF | 15,238 RSF | |

FLOORS: Sixteen (16) Stories

RENTAL RATES: \$22.00 psf NNN

OPERATING EXPENSES: 2024 - \$9.64
Electricity 2024 - \$2.20

PARKING: 3.12/1000;
surface and non-reserved garage parking
819 parking spaces

TELECOMMUNICATIONS: Fiber provided by AT&T, Airband, Logix,
Verizon Business, and TW Telecom

BUILDING HOURS: 8:00 AM - 6:00 PM; M-F
9:00 AM - 1:00 PM; Saturdays
24/7 Card controlled access

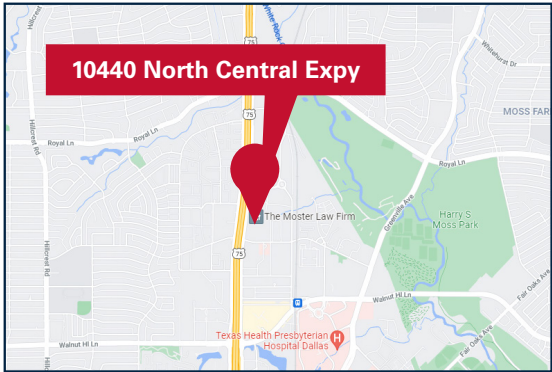
HVAC HOURS OF OPERATION: 8:00 AM - 6:00 PM; M-F
9:00 AM - 1:00 PM; Saturdays
After-hours service provided to Tenant at a cost of approx. \$80.00/hour

SECURITY: 24/7 on-site security

FITNESS CENTER: Fully equipped with showers and locker rooms

AMENITIES:

- Centralized DFW location, exceptionally located off US-75
- Other common areas include large conference area and full-service deli
- Local, proactive building ownership and on-site property management
- Surrounded by hospitals, numerous hospitality options, fitness facilities, and ample dining and shopping amenities
- BREEAM Certified **BREEAM**



For Leasing Information

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