

FACT SHEET



ADDRESS: 1001 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS 75028

TOTAL BUILDING SQUARE FEET: 84,411 (RSF)

AVAILABLE SUITES:

SUITE #	RENTABLE SF	NOTES
SUITE 1100	2,009 RSF	Direct Entry From Parking Area. Ideal For Office or Retail Use
SUITE 1240	3,550 RSF	
SUITE 1245	994 RSF	SPEC SUITE
SUITE 2014	1,375 RSF	
SUITE 2080	1,507 RSF	



AVAILABLE CONTIGUOUS SUITES:

SUITE #	RENTABLE SF	CONTIG RSF	NOTES
SUITE 2030	1,319 RSF	2,291 RSF	SPEC SUITE
SUITE 2040	972 RSF	2,291 RSF	
SUITE 2270	4,142 RSF	22,675 RSF	
SUITE 2274	1,830 RSF	22,675 RSF	SPEC SUITE
SUITE 2330	16,703 RSF	22,675 RSF	



FLOORS: Two (2) Stories

RENTAL RATES: \$15.50 psf NNN

OPERATING EXPENSES: \$7.32 PSF
(includes Electric at \$0.95 PSF)

PARKING: 4.51/1000; Surface parking

TELECOMMUNICATIONS: Spectrum, Viasat & fiber provided by Frontier

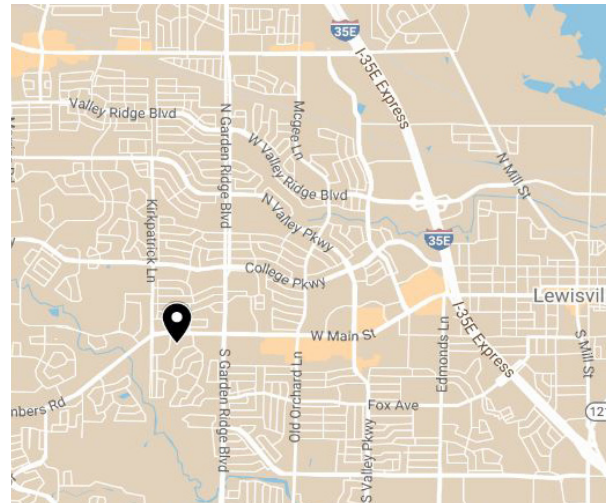
HVAC: Tenant controlled HVAC;
Each suite separately metered

BUILDING HOURS: Monday - Friday: 7:00 AM - 7:00 PM
Saturday: 8:00 AM - 4:00 PM

SECURITY: Controlled Access (Keycard)

AMENITIES:

- Large central atrium available for Tenant events/ conferences



For Leasing Information

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