

CANAL CENTRE

237,692 SF OFFICE BUILDING | 400 E. LAS COLINAS BOULEVARD, IRVING, TEXAS 75039

Quoted Rental Rate: \$16.50 - \$20.50 +NNN (\$11.02/RSF) +Electric (\$1.45/RSF)

FLOORS 10

ELEVATORS 5

PARKING 3.7:1,000 RSF
Reserved structured parking available for \$75.00 / month
100% structured parking garage with 2 elevators

COMMON AREA FACTOR 18.18%

BUILDING AREA 237,692 SF

FLOOR PLATES 25,000 SF

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 HOURS Mon-Fri: 4:00 am - 6:00 pm; Sat: 5:00 am - 1:00 pm

2024 ESTIMATED EXPENSES Electricity: \$1.45 / RSF
Operating Expenses: \$6.66 / RSF
Real Estate Taxes: \$4.36 / RSF

CEILING HEIGHT Floors 1-9 measure 8' 6" / Floor 10 measures 9' 6"

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

DATA PROVIDER Birch | Cogent Communication | Level 3 | Zayo

LANDLORD Canal Centre Investors, LLC

BUILDING AMENITIES Conference Center, Tenant Lounge, Fitness Center, Full-service Deli
Common Desk co-working spaces & Fiction Coffee
On-site property manager, building engineer, day porter, 24/7 security
Walkable to numerous dining & shopping options
Dual feed electric

