

FACT SHEET

ADDRESS: 7515 Greenville Avenue, Dallas, Texas 75231

TOTAL BUILDING SQUARE FEET: 128,161 (RSF)

AVAILABLE SUITES:

SUITE #	RENTABLE	SUITE #	RENTABLE SF
SUITE 310	2,787 RSF	SUITE 900	4,375 RSF
SUITE 400	5,010 RSF	SUITE 903	2,252 RSF
SUITE 404	496 RSF		

AVAILABLE CONTIGUOUS SUITES:

SUITE #	RENTABLE SF	CONTIGUOUS SF
SUITE 302	1,872 RSF	4,313 RSF
SUITE 303	2,441 RSF	4,313 RSF
SUITE 602	2,466 RSF	6,633 RSF
SUITE 603	3,124 RSF	6,633 RSF
SUITE 640	1,043 RSF	6,633 RSF
SUITE 700	2,098 RSF	9,507 RSF
SUITE 710	7,409 RSF	9,507 RSF

FLOORS: Ten (10) Stories

RENTAL RATES: \$21.50 psf + Electric
(Electricity - \$1.75 psf estimated)

OPERATING EXPENSES: \$7.48 psf (Included in base rent)

PARKING: 454 total spaces (3.54/1000)
287 surface spaces; 167 reserved garage spaces
(\$50/month subject to availability)

SECURITY: On-site patrol
6:30 AM - 10:30 PM; M-F; 8:00 AM - 1:00 PM; Saturday
After hours access via keycard

TELECOMMUNICATIONS: Fiber by AT&T
Charter Communications, CBeyond/Zayo, Logix

BUILDING HOURS: 7:00 AM - 7:00 PM; M-F
8:00 AM - 1:00 PM; Saturdays

HVAC HOURS OF OPERATION: 7:00 AM - 7:00 PM; M-F
8:00 AM - 1:00 PM; Saturdays
No HVAC on Sundays or national observed holidays
After hours HVAC \$50/hr - 2 hr min (requires 48 hr notice)

JANITORIAL: Five (5) days/week



AMENITIES:

- Onsite property management, building engineer, and security officer
- Full service banking on site (Bank of America)
- Walking distance to DART Rail & bus stop
- Shared Tenant conference room
- Adjacent to Presbyterian Hospital
- Centrally located with immediate access to US-75

Ownership:

Cannon Commercial

For Leasing Information

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