

THE QUORUM

86,811 RSF OFFICE BUILDING | 14850 QUORUM DRIVE, DALLAS, TEXAS 75254

Quoted Rental Rate: \$15.50 +NNN (\$8.51/RSF) +Electric (\$1.57/RSF)

FLOORS 5

ELEVATORS 2

PARKING 3.5:1,000 RSF
Reserved structured parking available for \$50.00 / month
100% structured garage parking

COMMON AREA FACTOR 15%

BUILDING AREA 86,750 RSF

FLOOR PLATES 19,000 RSF

BUILDING HOURS Mon-Fri: 7:00 - 6:00 pm; Sat: 7:00 am - 1:00 pm; Sun: Closed
After hours access by access card only

SECURITY GUARD HOURS Mon-Fri: 12:00 pm - 8:00 pm

BUILDING HVAC HOURS Mon-Fri: 7:00 - 6:00 pm; Sat: 7:00 am - 1:00 pm; Sun: Off

2024 ESTIMATED EXPENSES Electricity: \$1.57 / RSF
Operating Expenses: \$6.17 / RSF
Real Estate Taxes: \$2.34 / RSF

CEILING HEIGHT Floor 1 measures 9' 6" / Floors 2-5 measure 8' 6"

LIFE / FIRE SAFETY Monitored fire control system with overhead fire sprinkler fire suppression

DATA PROVIDER AT&T | Spectrum | Easy Internet Now (EIN) | TPX Communications

LANDLORD Rehabber 139, LLC

BUILDING AMENITIES Building conference room
Walkable to numerous dining and shopping options
Garage Parking
On-site building engineer, day porter, & security guard
Food delivery service
Easy access to Dallas North Tollway, Belt Line Rd, & LBJ Fwy

