



THE BUILDING

- 12700 Hillcrest Road, Dallas, Texas 75230
- 2 -story Class A Office Building
- Total 106,240 RSF
- Built in 1979 | Renovated in 2021
- Convenient Location with Close Proximity to Dallas North Tollway and US-75 Highway

AMENITIES

- Building Conference Center with Wi-Fi Connectivity and Smartboard
- On-site Gym with Locker Rooms and Showers
- Tenant Lounge with Grab-n-Go Deli
- 24/7 Key Card Access
- On-site Management and Engineering
- Newly Renovated Outdoor Tenant Courtyard
- Short Ride to Hundreds of Area Restaurants and Shops at the Galleria and North Park Mall

BUILDING FACTS

AVAILABILITY	500 - 7,850 RSF Contiguous Space
LEASE TERM	3 - 10 Years
RENTAL RATE	\$22.75 + E
TENANT FINISH	Negotiable
BUILDING HOURS	Monday - Friday 7:00 a.m. to 6:00 p.m. Saturday 8:00 a.m. to 1:00 p.m.
PARKING	4:1000 Ratio Garage Parking for Tenants
FIBEROPTICS PROVIDERS	AT&T Logix Spectrum Fiber Business

LEASING TEAM

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