

# 1212 CORPORATE DRIVE

125,000 SF OFFICE BUILDING | 1212 CORPORATE DRIVE, IRVING, TEXAS 75038

Quoted Rental Rate: \$23.50 - \$25.00 + Electric (\$1.80/RSF)

**FLOORS** 5

**ELEVATORS** 3

**PARKING** 3.5:1,000 RSF  
60 Reserved covered parking spaces  
Reserved spaces available at \$45/month

**COMMON AREA FACTOR** 16.29%

**BUILDING AREA** 124,686 RSF

**FLOOR PLATES** 29,000 RSF

**BUILDING HOURS** Mon-Fri: 7:00 am - 6:00 pm; Sat: 7:00 am - 4:00 pm;  
Sun: Closed; After-hours access by access card only

**BUILDING HVAC** Mon-Fri: 6:30 am - 7:00 pm; Sat: 7:00 am - 4:00 pm; Sun: Off

**2026 ESTIMATED EXPENSES** Electricity: \$1.80 / RSF  
Operating Expenses: \$5.64 / RSF  
Real Estate Taxes: \$1.82 / RSF

**CEILING HEIGHT** Floors 1 and 5 measure 9'6"; Floors 2 through 4 measure 8'6"

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

**DATA PROVIDER** Fiberlight | Logix Fiber Networks | Simplefiber Communications |  
AT&T | Frontier Communications

**LANDLORD** 1212 Irving, LLC an affiliate of Sunwest Real Estate Group and  
Libitzky Property Companies

**BUILDING AMENITIES** Building conference center & Tenant Lounge  
Food delivery service  
6 miles to DFW Airport  
Covered Parking  
Monument Signage Opportunities  
On-site building engineering and day porter

