

Pinnacle Point

SOUTHLAKE, TX



FOR SALE:

BUILDING 3
425 S. Kimball Ave.

BUILDING 4
445 S. Kimball Ave.

BUILDING 5
435 S. Kimball Ave.



Eubanks
Intermediate School



George Dawson
Middle School



S. Kimball Ave.

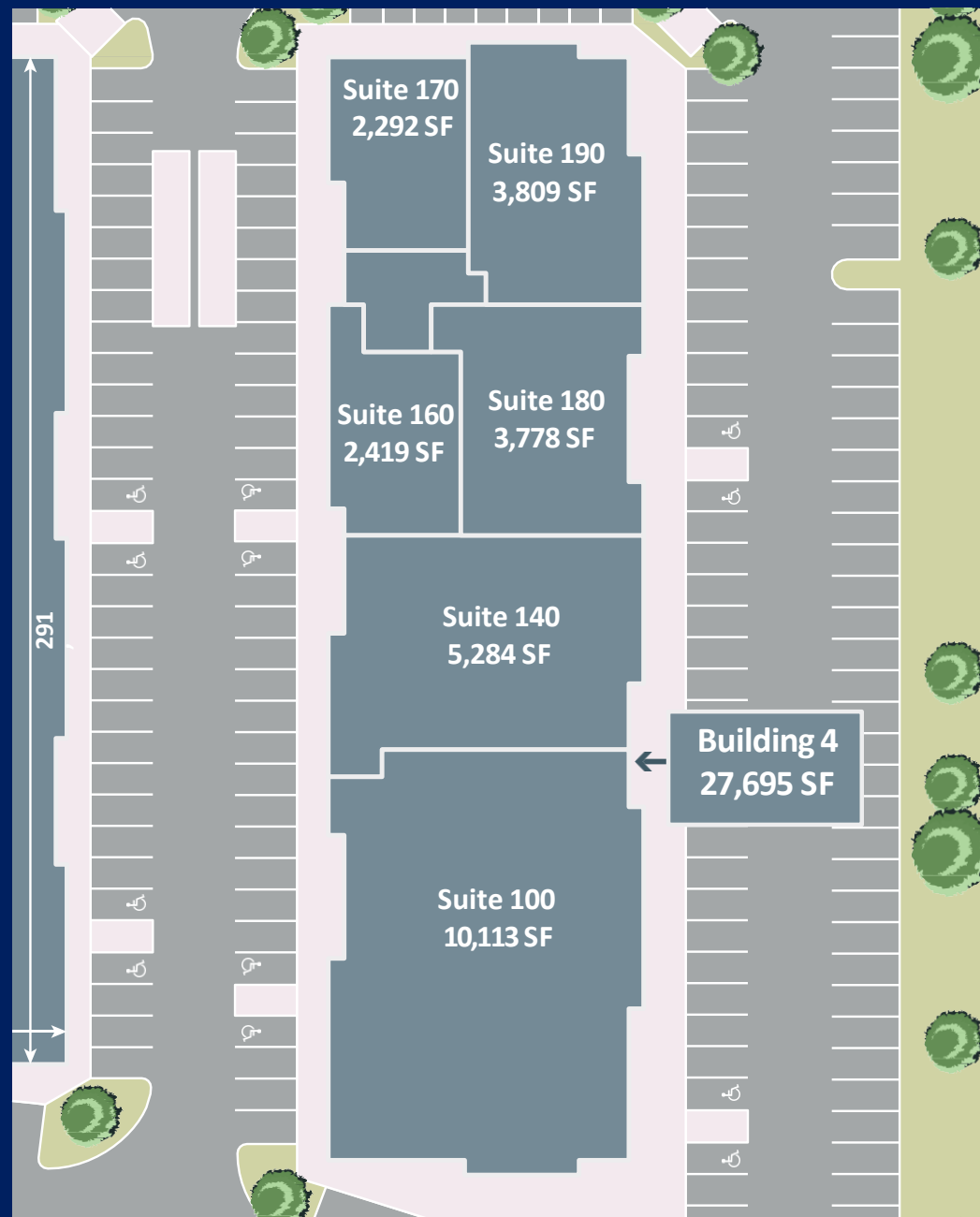
BUILDING 4



Pinnacle Point

Building 4

Address	445 S Kimball Avenue Southlake, TX 76092
Total Building Size	27,695
% Occupied	100%
WALT	2.2
Year Built	2020
2026 NOI	\$788,000.00
Roof	White TPO 60mil roof membrane
Roof Warranty	20 Years - Johns Manville Peak Advantage
Structure	Structural steel framing system with concrete tilt-up walls.
Sprinklered Building	Yes
Parking	130 Parking Spaces (8 ADA Spaces)
Parking Ratio	4.7 / 1,000 SF
Plumbing	3 water lines
Hvac	13 RTUS and a CRAC Unit
Fiber Providers	Spectrum and Frontier
Electrical	Site lighting and 2500A tapcan and panel at each building.





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FOR SALE INFORMATION:

DILLON BUHRKUHL
DILLON@PILLARCOMMERCIAL.COM
903.245.8920

