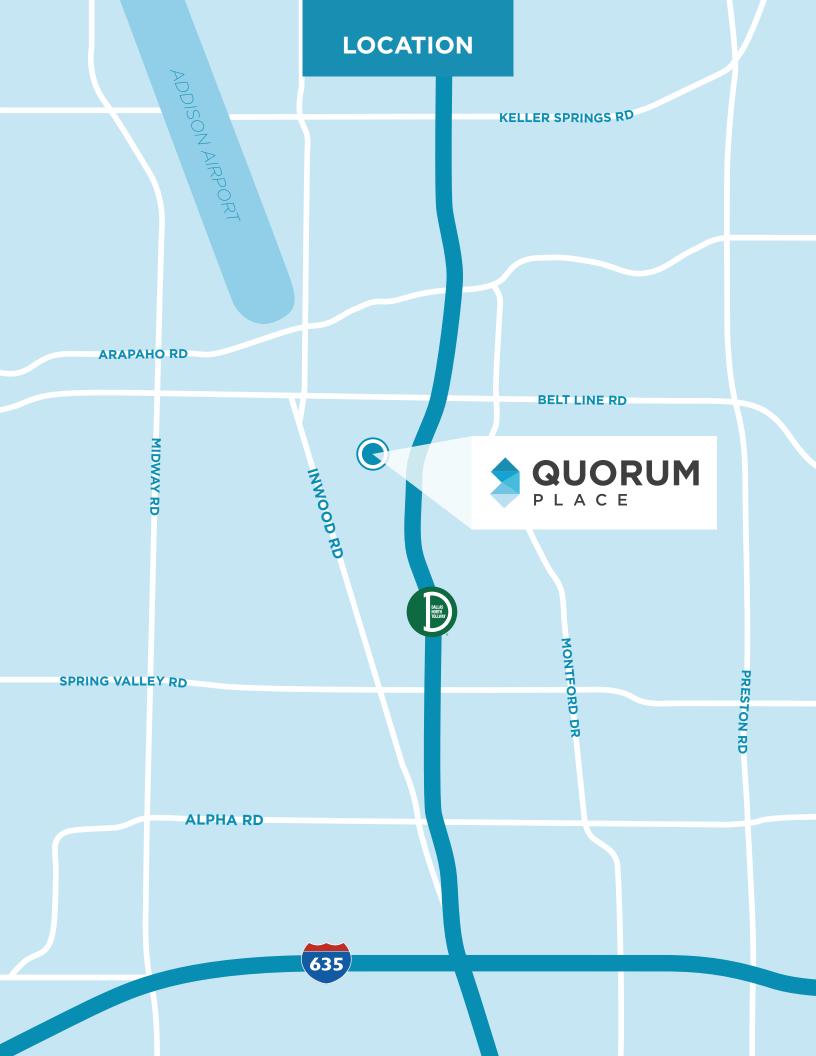




# PROPERTY FEATURES

Full building renovation completed in 2016
State of the art building conference center
Upscale tenant lounge
Fitness center
Building deli
On-site courtesy officer
More than 90 dining options and over 20 hotel chains within the immediate area













## **FACT SHEET**

#### BUILDING

14901 Quorum Drive Dallas, Texas 75254

#### **LANDLORD**

DRA Advisors, LLC

#### **LEASING COMPANY**

Stream Chase Lopez 214.267.0465 clopez@streamrealty.com

Patrick Cruz 214.210.1315 patrick.cruz@streamrealty.com

Jenna Phillips 214.560.2378 jenna.phillips@streamrealty.com

## **PROPERTY MANAGEMENT**

Stream
Ashley Garcia
214.217.3050
ashley.garcia@streamrealty.com

Michelle Hubbard 214.217.3050 michelle.hubbard@streamrealty.com

## **ARCHITECT**

Entos Design

## **YEAR BUILT**

1981

## YEAR RENOVATED

2016

## **PRIMARY BUILDING SITE**

5.4 acres

## **PARKING RATIO**

4.0 per 1,000 RSF

## **STORIES**

Nine (9) floors

## STANDARD FLOORPLATE

21,000 SF

#### **COMMON AREA FACTOR**

17 28%

## **BUILDING HOURS**

Monday to Friday: 7:00 AM - 7:00 PM Saturday: 8:00 AM - 1:00 PM

#### HVAC

Tenant shall pay for HVAC after hours, which is currently \$50.00 per hour with a two (2) hour minimum

#### **SECURITY**

Monday to Friday: 7:00 AM - 11:00 PM Saturday and Sunday: 9:00 AM - 2:00 PM

#### **ON-SITE AMENITIES**

Building Conference Center Tenant Lounge Fitness Center Building Deli On-site Courtesy Officer

## **FIBER**

AT&T, Logix, Spectrum and TW Telecom

## **ELEVATORS**

The building is served by four (4) passenger elevators, one of which is a combination passenger/freight elevator. The elevators are geared elevators and are located in the building core. The elevators were manufactured by Dover.

## **OPERATING EXPENSES**

\$8.10/SF (2021 estimate) \$8.23/SF (2022 estimate) \$8.98/SF (2023 estimate) \$9.51/SF (2024 estimate)

## **ELECTRICAL**

\$1.26/SF (2021 estimate) \$1.25/SF (2022 estimate) \$1.79/SF (2023 estimate) \$1.92/SF (2024 estimate)

## **PUBLIC TRANSPORTATION**

Dart Bus stop along Quorum Drive





For leasing information, please contact

CHASE LOPEZ, PATRICK CRUZ, or JENNA PHILLIPS

at 214.267.0400

