

## BUILDING FACTS

**YEAR RENOVATED:**

2023

**OWNER:**

Acore Capital

**BUILDING SIZE:**

405,339 Rentable Square Feet

12-Story Office Tower

**BASE RENTAL RATE:**

Floors 1-4: \$17.50 PSF NNN

Floors 5-12: \$19.50 PSF NNN

**EXPENSES:**

2026 Expenses: \$8.62RSF

Electricity: \$2.03/RSF

**PARKING:**

1.0/1,000 SF Parking Ratio

**GARAGE COST:**

\$180.00/month for Unreserved Parking

\$250.00/month for Reserved Parking

**EFFICIENCY:**

Wired Score Gold Certification & Energy Star

**CONNECTIVITY:**

AT&T, Verizon, and Spectrum

**AVAILABILITIES:**

Suite 100 spec – 4,027 RSF (move-in ready)

Suite 175 shell – 5,162 RSF

Suite 700 shell – 54,891 RSF

Suite 800 shell – 26,204 RSF

Suite 815 shell – 4,665 RSF

Suite 900 shell – 26,256 RSF

Suite 1025 spec – 4,846 RSF (move-in ready)



**CENTRALLY LOCATED**



**JEWEL-BOX ATRIUM**



**GRAB & GO MARKET**



**WiredScore**  
GOLD

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