

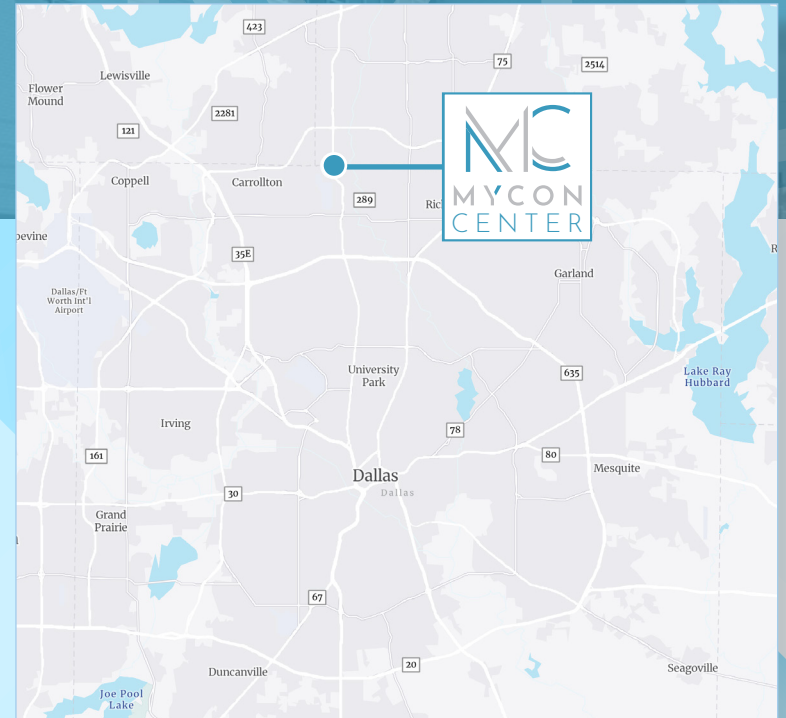


17311 DALLAS PKWY | DALLAS, TX 75248



# BUILDING FEATURES

- Great Tollway visibility
- Easy ingress and egress
- Full building renovation completed in 2017
- Newly upgraded lobby finish outs
- Renovated elevator cabs
- New HVAC/mechanical systems
- Covered parking & monument signage available



RENTABLE BUILDING AREA	76,850 SF
STORIES	5
TYPICAL FLOOR SIZE	15,370 SF
BUILDING CLASS	B
PARKING RATIO	3.00/1,000 RSF
YEAR BUILT	1980
YEAR RENOVATED	2017

# NEARBY AMENITIES

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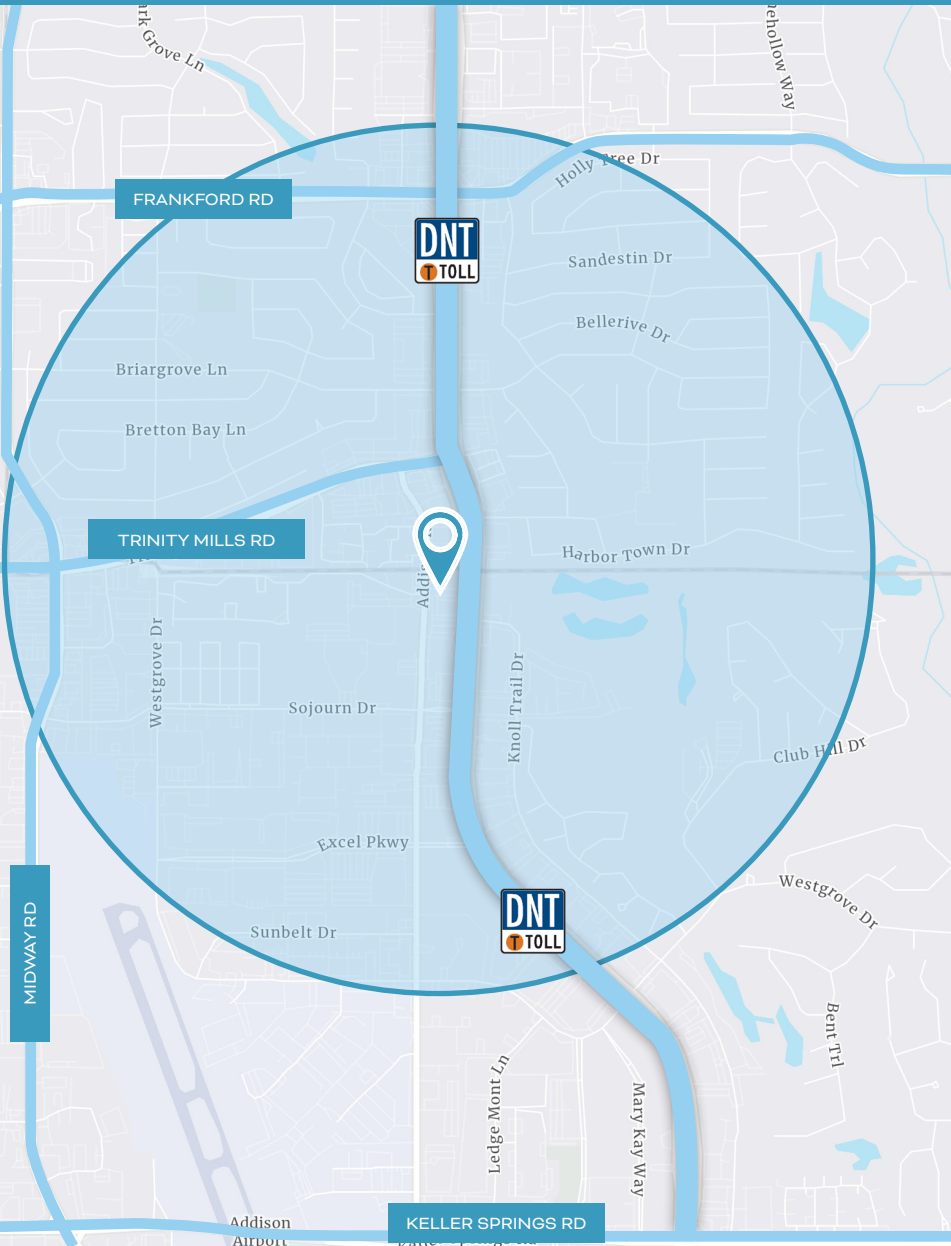


## Restaurants

- |                          |                            |
|--------------------------|----------------------------|
| McDonald's               | Carabba's Italian Grill    |
| Bruams                   | Another Broken Egg Café    |
| Norma's Cafe             | Fuddruckers                |
| Ill Forks                | Whataburger                |
| Ruth's Chris Steak House | Jack in the Box            |
| Fuzzy's Taco Shop        | Starbucks                  |
| Pizza Hut                | Chick-fil-A                |
| Sonic Drive-In           | PF Changs                  |
| Malarkey's Tavern        | Pappadeaux Seafood Kitchen |

## Amenities

- |            |                   |            |
|------------|-------------------|------------|
| Albertsons | Staybridge Suites | Skylane Dr |
| Walgreens  | Radisson Hotel    |            |
| Kroger     | Hyatt House       |            |
| RaceTrac   | Hilton Garden Inn |            |





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# FACT SHEET

## BUILDING

17311 N Dallas Parkway  
Dallas, Texas 75248

## LANDLORD

Mycon General Contractors, Inc

## LEASING COMPANY

Colliers

## YEAR BUILT

1980

## YEAR RENOVATED

2017

## PARKING RATIO

3.50/1,000 RSF

## STORIES

3

## STANDARD FLOORPLATE

16,876 SF

## RENTABLE BUILDING AREA

48,675 RSF

## BUILDING HOURS

Monday To Friday: 7:00am – 6:00pm  
Saturday: 8:00am – 1:00pm

## HVAC

Monday To Friday: 7:00am – 6:00pm  
Saturday: 8:00am – 1:00pm

After-hours HVAC is available with prior written notice for \$75.00/hour with a 2-hour minimum

## FIBER

AT&T

## ELECTRICAL EXPENSE

\$1.50

## CONTACTS

### JACK BEARE

Vice President

+1 214 217 4861

[jack.beare@colliers.com](mailto:jack.beare@colliers.com)

### COLE MOREANO

Associate Vice President

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