

## **FACT SHEET**

## Alpha Plaza

ADDRESS: 4885 - 4887 Alpha Road Dallas, Texas 75244

TOTAL BUILDING SQUARE FEET: Approximately 76,299 (SF)



## **CONTIGUOUS AVAILABLE SUITES**

SUITE	RENTABLE SF	CONTIGUOUS RSF
SUITE 100	4,999 RSF	7,421 RSF
SUITE 110	2,422 RSF	7,421 RSF

**LENGTH OFTERM:** Five (5) + years

**RENTAL RATES:** \$16.00 psf, Triple Net

TRIPLE NET CHARGES:

2023	2024	PROJECTED 2025
<b>CAM</b> - \$3.16	<b>CAM</b> - \$3.48	<b>CAM</b> - \$3.65
<b>Taxes</b> - \$1.59	Taxes - \$1.31	<b>Taxes</b> - \$1.55
<b>Ins.</b> - \$0.29	Ins \$0.37	Ins \$0.43
Total - \$5.04	<b>Total</b> - \$5.16	<b>Total</b> - \$5.63

PARKING: 3.57/1,000 ratio; 272 total spaces

**HVAC:** Per the Kennington Commercial HVAC Policy

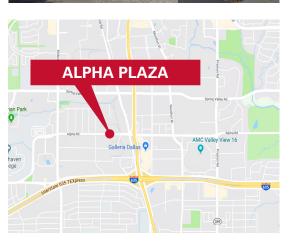
Light Industrial

**DUMPSTER:** Provided by landlord and included in CAM

**UTILITIES:** Gas available and billed separately

**CEILING HEIGHTS:** Floor to deck - 17' Floor to girder beam - 14'8"





## For Leasing Information

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**ZONING:** 

