



10440 N. Central Expy, Suite 1150
Dallas, Texas 75231

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FACT SHEET

Alpha Plaza

4885 – 4887 Alpha Road,
Dallas, Texas 75244

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 OF TERM: Five (5) + years

RENTAL RATES: \$16.00 psf, Triple Net

TRIPLE NET CHARGES:

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



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

HVAC: Per the Kennington Commercial HVAC Policy

ZONING: 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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Owned by:



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