

18325 WATERVIEW PKWY

DALLAS TX 75252



DATA CENTER USE, GENERAL OFFICE, OR SCHOOL

- Power of 1600 Amps / 480V / 3 Phase
- Dual electric feeds to TXU
- Multiple fiber providers
- Highly visible on the southwest corner of Frankford Rd and Waterview Pkwy
- Excellent ingress-egress to President George Bush Turnpike and Coit Road
- Easy access to Richardson Telecom Corridor
- Direct access to UT Dallas campus
- Convenient access to both Dallas Tollway and the Central Expressway

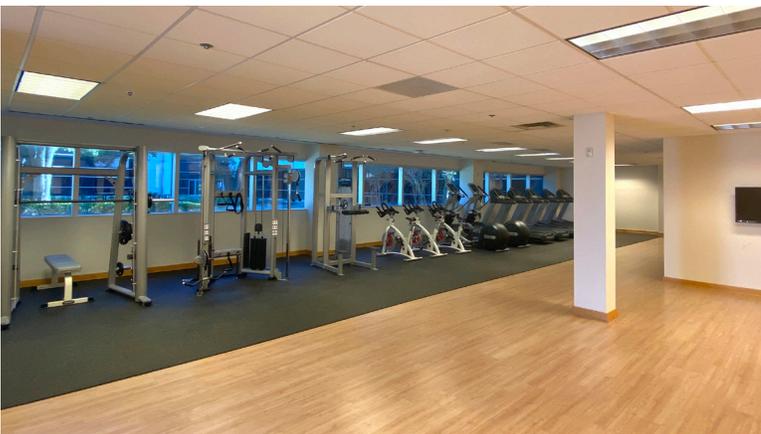


PRIME LOCATION

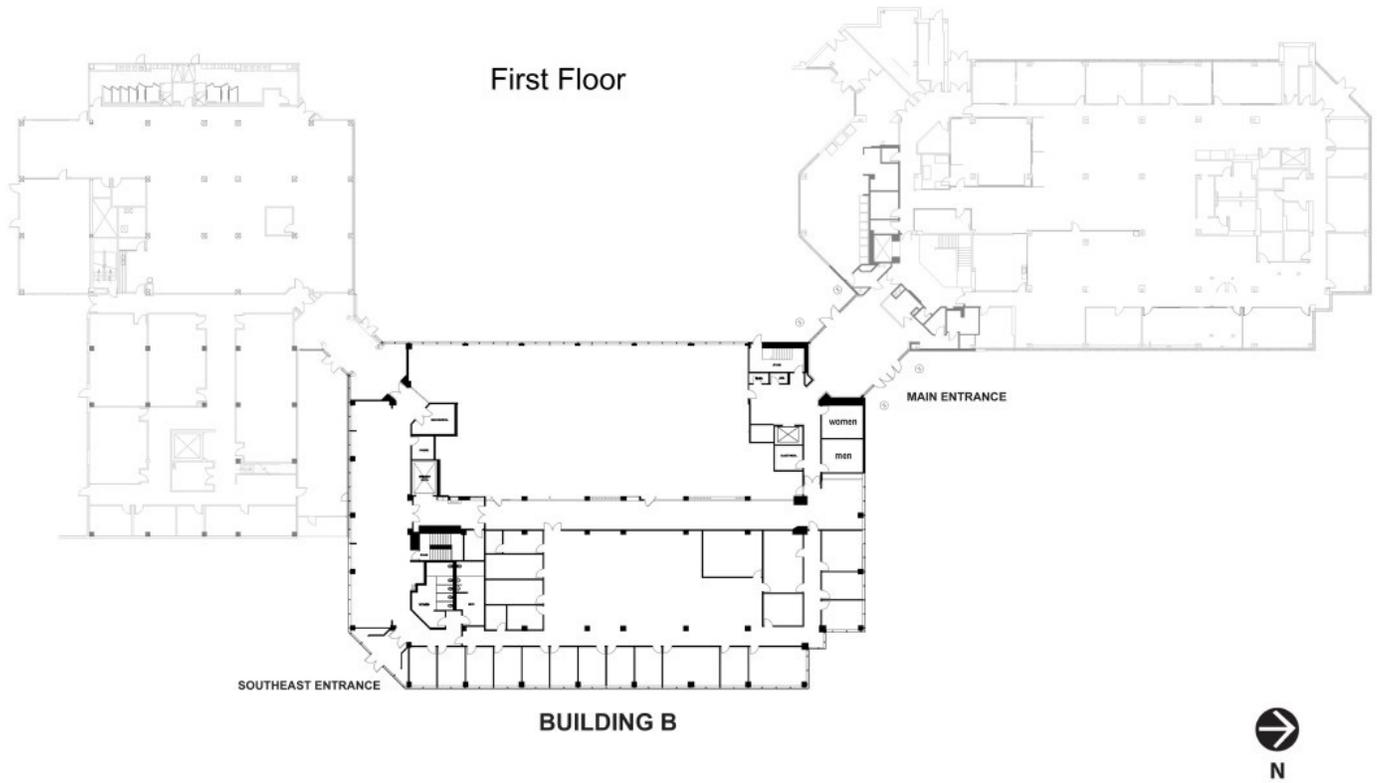


BUILDING OVERVIEW

- Building size: 84,000 RSF
- 4-story campus facility
- Large, flexible floor plates: 21,000 RSF per floor
- 13'6" up to 16'6" clear height
- Year built: 1985
- Parking: 4/1,000 SF
- Excess land, expandable surface parking available
- Fitness center with locker rooms and showers
- Shaded courtyard for outdoor employee space
- 5,000 SF multipurpose room for meetings/ seminars
- Dual electric feeds above standard HVAC capacity
- Redundant data, dual fiber service with multiple fiber optic providers



FLOOR PLAN



SECOND FLOOR

