

REGENCY PLAZA

3710 Rawlins Street, Dallas, Texas 75219



PRESTIGIOUS OAK LAWN / TURTLE CREEK LOCATION

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| CONTIGUOUS SPACE | 1,327 - 12,061 rentable square feet |
| LEASE TERM | 3 - 10 years |
| RENTAL RATE | \$20.00 - \$21.00 NNN Estimated 2017 Op Expenses \$11.98 Estimated 2017 Electricity \$1.93/rsf |
| COMMON AREA FACTOR | 17.27% |
| OCCUPANCY RATE | 86% |
| TENANT FINISH | Negotiable |
| BUILDING HOURS | M-F 7:00 a.m. to 6:00 p.m. Sat 8:00 a.m. to 1:00 p.m. |
| PARKING | 3 : 1000 ratio Garage Parking for Tenants and Visitors Reserved Garage \$ 100.00/mo plus tax Unreserved Garage at No Charge |



FEATURES AND AMENITIES

- 16-Story Class A Office Building: 172,912 RSF
- LEED Certified / Energy Star
- On-Site Management & Engineering Team by Gaedeke Group
- 24-Hour On-Site Courtesy Officer
24-Hour Card Key Access
- Wi-Fi Connectivity in the Lobby
- Shoe Shine and Massage Service
- Deli Serves Breakfast & Lunch
- Fiberoptics Providers: AT&T, CBeyond, Level3, Time Warner
- Tenant Parking with License Plate Recognition
- Convenient Access to Love Field and DFW Airport
- 5 Minutes to Downtown Dallas
- Walk to Area Restaurants and Shops
- Gaedeke Group Corporate Headquarters
- Walkscore 92 - WALKER'S PARADISE



LEASING INFORMATION:

Elliot Prieur
214.273.3333
Belinda Dabliz
214.273.3323
Allison Johnston
214.273.3322