

# REGENCY PLAZA

3710 Rawlins Street, Dallas, Texas 75219



## PRESTIGIOUS OAK LAWN / TURTLE CREEK LOCATION

<b>CONTIGUOUS SPACE</b>	1,327 - 17,963 rentable square feet
<b>LEASE TERM</b>	3 - 10 years
<b>RENTAL RATE</b>	\$20.00 - \$21.00 NNN Estimated 2017 Op Expenses \$11.98 Estimated 2017 Electricity \$1.93/rsf
<b>COMMON AREA FACTOR</b>	17.27%
<b>OCCUPANCY RATE</b>	86%
<b>TENANT FINISH</b>	Negotiable
<b>BUILDING HOURS</b>	M-F 7:00 a.m. to 6:00 p.m. Sat 8:00 a.m. to 1:00 p.m.
<b>PARKING</b>	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:

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