

REGENCY PLAZA

3710 Rawlins Street, Dallas, Texas 75219



PRESTIGIOUS OAK LAWN / TURTLE CREEK LOCATION

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	82%
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 Silver / 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

Allison Johnston
214.273.3322