

# 17 SEVENTEEN

1717 McKinney Avenue | Dallas, TX 75202



## THE BUILDING

- 19-story class AA office project
- Total 369,017 RSF / Office 361,524 RSF / Retail 7,493 RSF
- LEED Gold / Energy Star
- 2015 BOMA International TOBY winner
- CEL "A List" Award

## THE PERKS

### ON-SITE AMENITIES

- One-acre heavily landscaped amenity deck
- 4,000 SF fitness center
- Conference facility and on-site deli with Wifi
- Stampede 66 by Stephen Pyles
- Regions Bank drive through and ATM
- Luxury residential tower: Gables at Park 17
- 22-story LED lobby light feature
- 24/7 on-site courtesy officer and key card access
- On-site management & engineering by Gaedeke Group

## THE FACTS

AVAILABILITY	2,170 - 14,350 contiguous RSF
LEASE TERM	5 - 10 years
RENTAL RATE	\$38.00 - \$40.00 NNN Estimated 2018 OPEX \$17.40 / RSF Estimated 2018 electricity \$0.89 / RSF
COMMON AREA FACTOR	16.81%
OCCUPANCY RATE	98.5%
TENANT FINISH	Negotiable
BUILDING HOURS	Monday - Friday 7:00 a.m. to 7:00 p.m. Saturday 8:00 a.m. to 1:00 p.m.
PARKING	3:1000 ratio Secure tenant & visitor attached garage parking Reserved garage: \$150.00/month plus tax Unreserved garage \$75.00/month plus tax
FIBEROPTICS PROVIDERS	AT&T DirecTV Level3 Logix Time Warner Cable

## THE LEASING TEAM

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