

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
- Fitwel Viral Response Approved / Energy Star

THE PERKS

- One-acre heavily landscaped amenity deck
- 4,000 SF fitness center with locker rooms
- Conference facility, tenant lounge, shared workspace, and new on-site Hightower Cafe and Starbucks opening in 2024
- Electric car charging stations
- Regions Bank drive-thru and ATM
- Luxury residential tower: Gables at Park 17
- 22-story LED lobby light feature
- WellSpace™ initiatives include air sterilization system in building HVAC eliminating up to 99% of germs and viruses in the air
- 24/7 on-site courtesy officer and key card access
- On-site management & engineering by Gaedeke Group

THE FACTS

LEASE TERM	5 - 10 years
RENTAL RATE	\$49.00 - \$51.00 NNN Estimated 2025 OPEX \$19.89 / RSF Estimated 2025 Electricity \$1.20 / RSF
COMMON AREA FACTOR	16.81%
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: \$225.00/mo/space plus tax Unreserved garage: \$150.00/mo/space plus tax
FIBEROPTICS PROVIDERS	AT&T DIRECTV Level3 Logix Spectrum Business Fiber

THE LEASING TEAM

ELLIOT PRIEUR

eprieur@gaedeke.com
214.273.3333

LUKE WALTER

lwalter@gaedeke.com
214.273.3322