



3232 McKinney Avenue
Dallas, Texas 75204

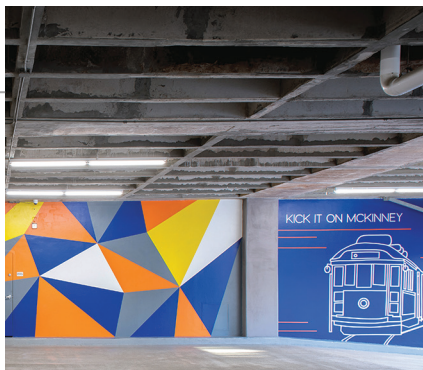
LEASING TEAM

ELLIOT PRIEUR

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GAEDEKEGROUP



THE BUILDING

- Class A
- Total project 263,921 RSF
- 15-story office 248,489 RSF
- 2-story retail annex 15,432 RSF
- Fitwel Viral Response Approved / Energy Star / WiredScore Certified Gold

THE PERKS

- Tenant lounge and conference facility
- Exterior terrace with Wi-Fi
- Mi Cocina on site
- Superior downtown / Turtle Creek views
- WellSpace™ initiatives include air sterilization system in building HVAC eliminating up to 99% of germs and viruses in the air
- Garage parking for tenants and visitors
- 24/7 card key access and on-site courtesy officer
- On-site management and engineering by Gaedeke Group
- Convenient to Love Field and DFW Airports
- Curbside McKinney Avenue Trolley stop

THE FACTS

LEASE TERM	5 - 10 years
RENTAL RATE	\$36.00 NNN
	Estimated 2025 OPEX \$15.01 / RSF
	Estimated 2025 Electricity \$1.37 / RSF
COMMON AREA FACTOR	16.80%
TENANT FINISH	Negotiable
BUILDING HOURS	Monday - Friday 7:00 a.m. to 6:00 p.m. Saturday 8:00 a.m. to 1:00 p.m.
PARKING	3:1000 ratio Reserved Garage \$150.00/month plus tax Unreserved Garage \$75.00/month plus tax
FIBEROPTIC PROVIDERS	AT&T Century Link Cogent Spectrum Business Fiber XO Communications Zayo