



THE BUILDING

- 16-story Class A office building
- Total 172,912 RSF
- Fitwel Viral Response Approved

THE PERKS

- Tenant lounge with two zen rooms
- Prestigious Oak Lawn / Turtle Creek location
- Short walk or ride to hundreds of area restaurants and shops
- WellSpace™ initiatives include air sterilization system in building HVAC eliminating up to 99% of germs and viruses in the air
- Deli serves breakfast & lunch
- Wi-Fi connectivity in the lobby
- 5 minutes to downtown Dallas
- 24/7 on-site courtesy officer and key card access
- On-site management & engineering by Gaedeke Group

THE FACTS

LEASE TERM	3 - 10 years
RENTAL RATE	\$29.00 - \$31.00 NNN
	2025 Estimated OPEX \$16.55
	2025 Estimated Electricity \$2.08
COMMON AREA FACTOR	17.27%
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 Garage parking for tenants and visitors Reserved garage: \$100.00-\$150.00/month plus tax Unreserved garage: \$50.00 plus tax
FIBEROPTICS PROVIDERS	AT&T CBeyond Level3 Logix Spectrum Business Fiber

THE LEASING TEAM

ELLIOT PRIEUR

eprieur@gaedeke.com
214.273.3333

LUKE WALTER

lwalter@gaedeke.com
214.273.3322



Fitwel®
Viral Response
Certified

GAEDEKEGROUP