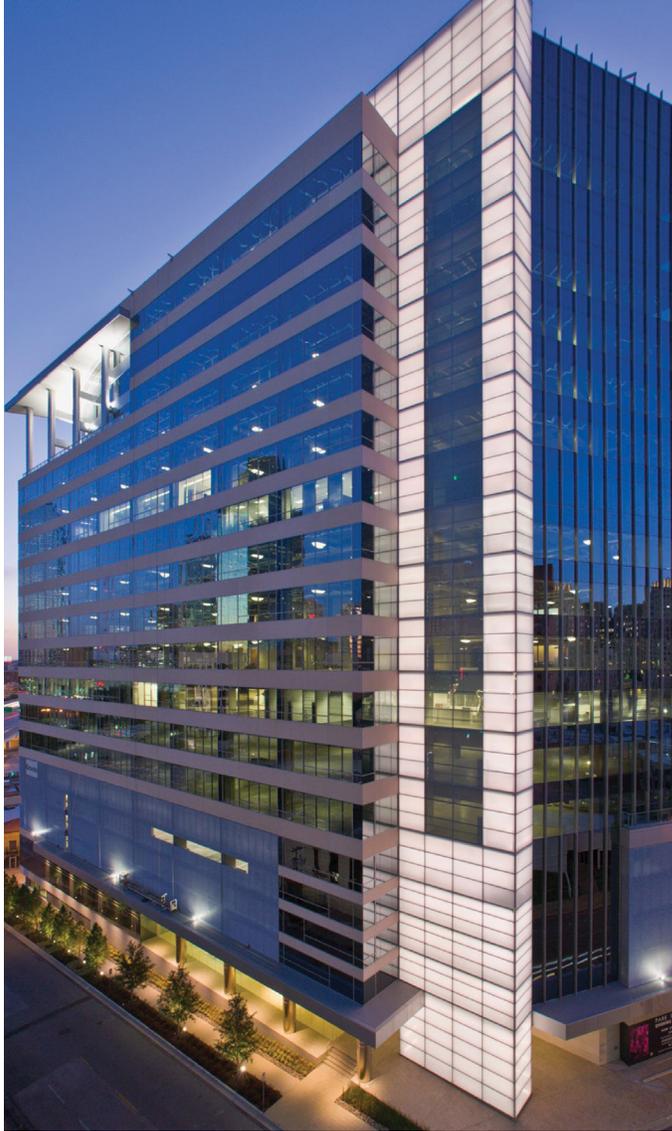


# 17 SEVENTEEN

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 with locker rooms
- Conference facility, tenant lounge, and on-site deli with Wifi
- Regions Bank drive through and ATM
- Luxury residential tower: Gables at Park 17
- 22-story LED lobby light feature
- Wellness initiatives include air sterilization system in building HVAC and elevator cabs eliminating up to 99% of germs and viruses in the air, limited capacity and enhanced cleaning of amenity spaces, one-way routing, and facemasks/sanitizer available in lobby
- 24/7 on-site courtesy officer and key card access
- On-site management & engineering by Gaedeke Group

## THE FACTS

AVAILABILITY	2,192 - 25,343 RSF
LEASE TERM	5 - 10 years
RENTAL RATE	\$40.00 - \$41.00 NNN Estimated 2020 OPEX \$19.46 / RSF Estimated 2020 electricity \$0.98 / 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: \$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

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**GAEDEKEGROUP**