

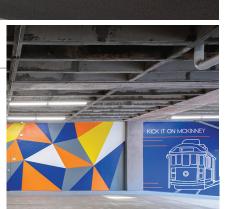
3232 McKinney Avenue Dallas, Texas 75204



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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 2024 OPEX \$14.59 / RSF	
Estimated 2024 Electricity \$1.28 / 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

FIBEROPTIC PROVIDERS

AT&T Century Link Cogent Spectrum Business Fiber **XO** Communications Zayo

\$75.00/month plus tax



