

IMPERGENCY

3710 Rawlins Street, Dallas, Texas



THE LEASING TEAM

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THE BUILDING

- 16-story Class A office building
- Total 172,912 RSF
- LEED Silver / Energy Star

THE PERKS

- Extensive lobby renovations scheduled to deliver 2019
- Tenant lounge with tap room and meditation space
- Prestigious Oak Lawn / Turtle Creek location
- Short walk or ride to hundreds of area restaurants and shops including Eatzi's, Starbucks, Al Biernat's, Carbones, Sachet, TJ's Seafood Market, and Parigi
- 5 minutes to downtown Dallas
- On-site management & engineering by Gaedeke Group
- Deli serves breakfast & lunch
- Wi-Fi connectivity in the lobby
- 24/7 on-site courtesy officer and key card access
- Shoe shine and massage service

THE FACTS

AVAILABILITY	1,300 - 18,000 SF contiguous space
LEASE TERM	3 - 10 years
RENTAL RATE	\$22.00 - \$24.00 NNN
	2018 estimated OPEX \$12.77
	2018 estimated electricity \$1.50
COMMON AREA FACTOR	17.27%
OCCUPANCY RATE	82%
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/month plus tax Unreserved garage \$0.00 plus tax
FIBEROPTICS PROVIDERS	AT&T CBeyond Level Spectrum Business Fiber