



## BUILDING ADDRESS

909 Lake Carolyn Pky, Irving, TX 75039

## OWNER

KBS Realty Advisors

## YEAR BUILT/RENOVATED

1988/2013

## BUILDING SIZE

19 stories, 374,251 Rentable Square Feet

## COMMON AREA FACTOR

25.6%

## BASE RENTAL RATE

Retail \$16.00 NNN + E  
Floors 1-3 \$19.00 NNN + E  
Floors 4-6 \$22.50 NNN + E  
Floors 7-19 \$24.00 NNN + E  
(Electricity estimated to be \$1.04 for 2021)

## EXPENSES

2021 expenses estimated to be \$13.37/rsf (CAM: \$6.27/rsf; Taxes: \$7.10/rsf) excluding electricity.

## BUILDING HOURS

Monday - Friday: 7:00 a.m. - 6:00 p.m.  
Saturday: 8:00 a.m. - 1:00 p.m.

## PARKING

3.5/1,000 overall parking ratio  
\$80.00/month plus tax for reserved parking  
\$50.00/month plus tax for unreserved parking

# Building Fact Sheet

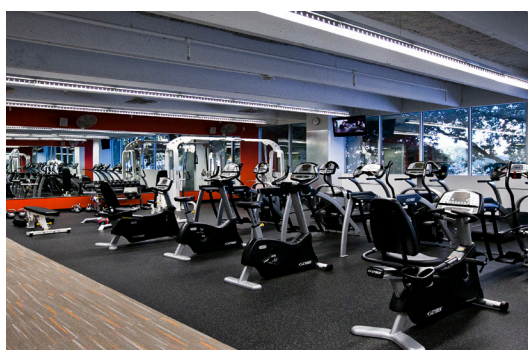


## TELECOMMUNICATIONS

Time-Warner Cable,  
Time-Warner Telecom, Cogent and AT&T

## VACANCIES

Suites 102/104/108	6,985 RSF	RETAIL-divisible to 2,000 SF
Suite 240	4,088 RSF	
Suite 250	2,410 RSF	Spec Suite
Suite 300	4,600 RSF	
Suite 310	1,503 RSF	Spec Suite
Suites 300/310	6,103 RSF	
Suite 350	3,216 RSF	Spec Suite
Suite 675	3,450 RSF	Spec Suite
Suite 750	4,051 RSF	
Suite 850	2,884 RSF	Available 4/1/21
Suite 1020	4,290 RSF	Spec Suite
Suite 1800	12,890 RSF	
Suite 1825	2,030 RSF	
Suite 1850	3,730 RSF	Available 7/1/21
Suites 1800/1825/1850	18,650 RSF	



# KBS

KBS.com

## FOR MORE INFORMATION

Kim Brooks  
P (972) 361.1122  
kim.brooks@transwestern.com

Justin Miller  
P (972) 361.1134  
justin.miller@transwestern.com

Scott Walker  
P (972) 774.2504  
scott.walker@transwestern.com

