

ONE TWENTY FIVE East John Carpenter

YEAR BUILT

1982

BUILDING SIZE

18 stories, 424,113 rentable square feet

MULTI-TENANT CAF

21.6%

BASE RENTAL RATE

\$22.00 NNN

EXPENSES

2024 expenses estimated to be \$12.31/RSF

2024 electricity estimated to be \$1.72/RSF

BUILDING HOURS

Monday - Friday: 7:00 a.m. - 6:00 p.m.

Saturday: 8:00 a.m. - 1:00 p.m.

PARKING

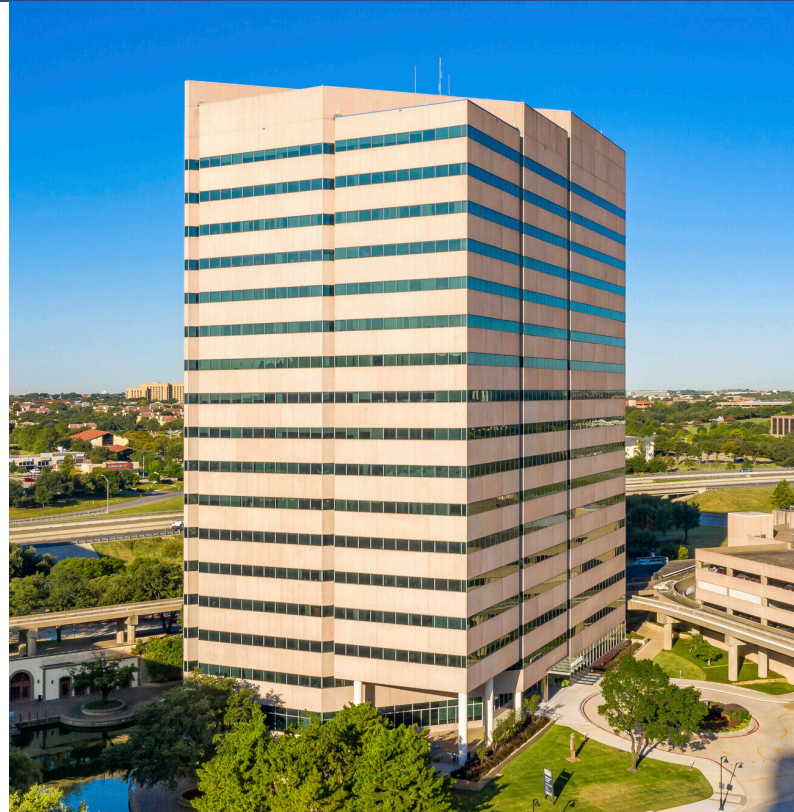
4/1,000 overall parking ratio














\$100.00/month plus tax for reserved parking space

\$40.00/month plus tax for unreserved parking space

VACANCIES

Suite 255	1,778 RSF
Suite 600 (Available with 90 day's notice)	25,701 RSF
Suite 900 (Spec Suite)	3,948 RSF
Suite 950 - (Contiguous up to 12,148 RSF)	5,132 RSF
Suite 960 (Whitebox - Contiguous up to 12,418 RSF)	7,016 RSF
Suite 980 (Spec Suite)	3,481 RSF
Suite 1375 (Spec Suite)	4,754 RSF
Suite 1600 (Full Floor)	24,825 RSF



-  Class AA building in the heart of the Urban Center
-  First class 24/7 security
-  Move-in-ready spec suites available
-  Newly renovated 6,000 SF fitness center with locker rooms and showers
-  Newly renovated tenant lounge
-  Newly renovated conference center
-  On-site café
-  Garage parking for tenants and visitors
-  Additional surface parking available for visitors
-  Located on the Canal at Las Colinas
-  Commuter-friendly
-  Amenity-rich environment
-  Walking distance to Water Street & Music Factory Development

FOR LEASING INFORMATION:

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