

# 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

\$25.00 NNN

### EXPENSES

2026 expenses estimated to be \$13.04/RSF

2026 electricity estimated to be \$1.76/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 900 (Available within 30 days) (Contiguous with Suite 925 for 10,066 RSF)	3,948 RSF
Suite 925 (Available within 90 days) (Contiguous with Suite 900 for 10,066 RSF)	6,118 RSF
Suite 970	7,016 RSF
Suite 1350 (Available 07/01/26)	3,567 RSF



- AA 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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