

ROSEWOOD | COURT

Owner

Rosewood Property Company

Year Built/Renovated

2008

Building Size

19 Stories; 426,028 RSF

Base Rental Rate

\$55.00/RSF NNN + E

(Electricity estimated to be \$1.46/RSF for 2025)

Expenses

2025 expenses estimated to be \$23.33/RSF (CAM: \$10.97/rsf; Taxes: \$11.61/rsf; Insurance: \$0.75/rsf) excluding electricity

Building Hours

Monday – Friday 7:00am – 6:00pm; Saturday: 8:00am – 1:00pm

Parking

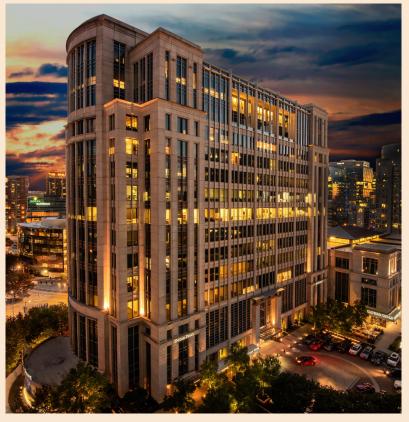
3.0/1,000 overall parking ratio\$250/month plus tax for reserved parking\$175/month plus tax for unreserved parking

Telecommunications

Telecommunications: AT&T, ZAYO/ AboveNet Communications, Century Link/ Level 3/ TW Telecom, Cogent Communications Fiberlight, LLC, TW Cable/ Charter/ Spectrum, Verizon/ XO Communications Brion Enterprises

Amenities

Rosewood Court is celebrated for its sophistication, elegance, and impeccable amenities. On-site services include: concierge, valet parking, The Fitness Club at Rosewood Court, Ocean Prime, Flower Child, The Tipsy Alchemist, EV Charging Stations, car detail, The Oak Room, 24/7 security, Green Design, property management, on-site bank, on-site shoe shine service, and White Rock Coffee.



Vacancies

Suite 1400	6,401 RSF	\$55.00/RSF NNN + E
Suite 1540	3,395 RSF	\$55.00/RSF NNN + E

For leasing information contact:

Kim Brooks (972) 361-1122 kim.brooks@transwestern.com Scott Walker (972) 774-2504 scott.walker@transwestern.com Laney Delin (214) 237-5020 laney.delin@transwestern.com





