

Building/Location

5525 N. MacArthur
Boulevard Irving, Texas
75038

Located at the southwest corner
of N. MacArthur Blvd and SH 114

Landlord

Brookwood Properties
Subsidiary, LLC

Construction

Built in 1983

Rentable Square Feet

186,694 RSF

Average Floor Size

21,500 RSF

Parking

3.0:1,000 RSF

Amenities

- LEED Silver Certified
and Energy Star
Compliant
- On-site deli
- On-site management

Quoted Rate

\$23.00 + E (\$1.11 PSF)

Operating Expenses

\$7.35 PSF projected for 2021

Security

On-site security guard
3:00 PM - 11:00 PM.

After-hours card key access system
is utilized at all lobby entrances.

Building HVAC

Hours

Monday - Friday

7:00 AM - 7:00 PM

Saturday

8:00 AM - 1:00 PM

After-Hours HVAC = \$75 per hour

Elevators

4 passenger including
1 freight



Telecom Providers

Time Warner, Verizon and Logix
provide voice, data, high-speed
Internet and fiber networks.

Equipment

HVAC provided by:

- Two Trane, 250-ton chillers

The central system is equipped with
a TAC automation system capable of
monitoring and controlling the variable
air volume boxes via a direct digital
control loop.

FOR LEASING INFORMATION

MATT HURLBUT

972.774.2532

matt.hurlbut@transwestern.com

NATHAN DURHAM

972.774.2503

nathan.durham@transwestern.com