



## BUILDING ADDRESS

5001 Spring Valley Road, Dallas TX 75244

## OWNER

KBS Realty Advisors

## YEAR BUILT/RENOVATED

1986/2021

## BUILDING SIZE

12 stories, 524,143 Rentable Square Feet

## COMMON AREA FACTOR

23.24%

## BASE RENTAL RATE

Floors 1-3 \$25.00/RSF NNN + E

Suite 200E \$26.00/RSF NNN + E

Floors 4-12 \$28.00/RSF NNN + E

(Estimated 2026 electricity \$2.21)

## EXPENSES

2026 expenses estimated to be \$12.46/rsf (CAM: \$8.85/rsf;

Taxes: \$3.61/rsf) excluding electricity

## BUILDING HOURS

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

Saturday: 7:00 a.m. - 1:00 p.m.

After-hours HVAC is \$50.00 per hour.

## PARKING

3/1,000 overall parking ratio

\$100.00/month plus tax for covered reserved parking spaces

\$50.00/month plus tax for covered unreserved parking spaces

## TELECOMMUNICATIONS

XO Communications, Time Warner Business Class, AT&T, Verizon, CBeyond, FPL Fibernet, and Logix Communications.

## AMENITIES

On-site management, 24/7 security, tenant lounge and wine bar, outdoor putting green and patio, fitness center, conference rooms, renovated cafe, gaming area, full-service car wash, shoe shine, Energy Star labeled, LEED certified, Wired Certified Gold, concierge services, close proximity to many restaurants, shopping and hotels, great central location with access to Dallas North Tollway and minutes from I635/LBJ Freeway and President George Bush Turnpike.

## VACANCIES - EAST TOWER

|            |                              |
|------------|------------------------------|
| Suite 200  | 11,084 RSF Spec Suite        |
| Suite 225  | 5,001 RSF Available 09/01/26 |
| Suite 300  | 24,824 RSF                   |
| Suite 400  | 13,626 RSF Whitebox          |
| Suite 500  | 4,183 RSF Available 10/01/26 |
| Suite 650  | 4,833 RSF                    |
| Suite 900  | 19,861 RSF                   |
| Suite 1000 | 12,528 RSF                   |
| Suite 1115 | 4,125 RSF                    |
| Suite 1145 | 1,034 RSF                    |

## VACANCIES - WEST TOWER

|            |                             |
|------------|-----------------------------|
| Suite 100  | 7,119 RSF                   |
| Suite 260  | 5,212 RSF                   |
| Suite 300  | 14,937 RSF                  |
| Suite 600  | 24,890 RSF                  |
| Suite 730  | 10,120 RSF Partial Whitebox |
| Suite 800  | 12,106 RSF                  |
| Suite 1050 | 8,644 RSF                   |



WiredScore  
GOLD



## FOR MORE INFORMATION

**KIM BROOKS**

972.361.1122

[kim.brooks@transwestern.com](mailto:kim.brooks@transwestern.com)

**JUSTIN MILLER**

972.361.1134

[justin.miller@transwestern.com](mailto:justin.miller@transwestern.com)

**SCOTT WALKER**

972.774.2504

[scott.walker@transwestern.com](mailto:scott.walker@transwestern.com)

**LANEY DELIN**

214.237.5020

[laney.delin@transwestern.com](mailto:laney.delin@transwestern.com)

PROVIDENCE TOWERS - 5001 SPRING VALLEY ROAD, DALLAS, TX 75244

Owned By: **KBS** Leased & Managed By: **TRANSWESTERN**