

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

\$23.50 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 970 (Spec Suite Under Construction)

7,016 RSF



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

FOR LEASING INFORMATION:

Chris Lipscomb

214.237.5022

chris.lipscomb@transwestern.com

Laney Delin

214.237.5020

laney.delin@transwestern.com

 **TRANSWESTERN**