

# 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

2025 expenses estimated to be \$12.58/RSF

2025 electricity estimated to be \$1.62/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 525 (Available with 30 day's notice) | 3,753 RSF  |
| Suite 600 (Available with 90 day's notice) | 25,701 RSF |
| Suite 970 (Spec Suite Under Construction)  | 7,016 RSF  |



-  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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