



BUILDING ADDRESS

5001 Spring Valley Road, Dallas TX 75244

OWNER

KBS Realty Advisors

YEAR BUILT/RENOVATED

1986/2012

BUILDING SIZE

12 stories, 524,143 Rentable Square Feet

COMMON AREA FACTOR

23.24%

BASE RENTAL RATE

Floors 1-3 \$24.00 per rsf - Triple Net Leases
-Suite 200E \$26.00 per rsf - Triple Net Leases
Floors 4-12 \$27.00 per rsf - Triple Net Leases
(estimated 2021 electricity \$1.40)

EXPENSES

2021 expenses estimated to be \$12.35/rsf (CAM: \$7.43/rsf; Taxes: \$4.92/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

AMENITIES

On-site management; 24/7 on-site security; on-site wine lounge; on-site putting green, on-site fitness center; two building conference rooms, full-service deli, bakery and sundry shop; full-service care wash, shoe shine; on-site storage; Energy Star labeled, LEED certified, Wired Certified Gold, limited 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.

TELECOMMUNICATIONS

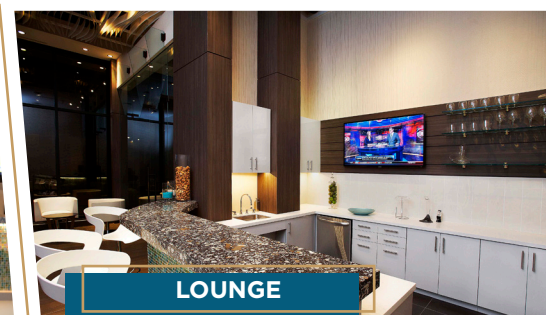
XO Communications, Time Warner Business Class, AT&T, Verizon, CBeyond, FPL Fibernet, and Logix Communications.

VACANCIES - EAST TOWER

Suite 100	6,196 RSF	
Suite 120	5,120 RSF	Spec suite
Suite 200	11,084 RSF	Contiguous up to 15,067 RSF Spec suite
Suite 230	3,983 RSF	Contiguous up to 15,067 RSF Spec suite
Suite 250	2,060 RSF	
Suite 400	13,626 RSF	Whitebox
Suite 525	4,523 RSF	Contiguous up to 6,284 RSF Spec suite
Suite 545	1,761 RSF	Contiguous up to 6,284 RSF
Suite 625	3,427 RSF	
Suite 1040	2,694 RSF	
Suite 1155	6,601 RSF	Spec suite

VACANCIES - WEST TOWER

Suite 255	2,848 RSF	Available 4/1/2021
Suite 260/290	7,167 RSF	Divisible to 3,460 RSF
Suite 275	1,983 RSF	
Suite 500	24,399 RSF	
Suite 725	7,488 RSF	
Suite 810	2,093 RSF	Spec suite
Suite 1020	2,134 RSF	
Suite 1150	28,785 RSF	
Suite 1200	13,220 RSF	



FOR MORE INFORMATION

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