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 300 (Available 12/01/25)	21,903 RSF
Suite 400 (Available 12/01/25)	25,765 RSF
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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