



An Iconic Destination *for* Success

 5001 Spring Valley Road, Dallas TX 75244

Just along the tollway in North Dallas, Providence Towers is a Class A office meticulously designed for the discerning. Find yourself working among the best of several industries as many Fortune 500 companies make Dallas their headquarters.

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Providence Towers is one of the most recognizable buildings in Dallas and the jewel of the Platinum Corridor. It commands the eye with its iconic structure and grand archway.

This Class A office property offers upscale business environments and an enviable suite of amenities to satisfy the most discerning of companies. A prestigious business address along the Tollway in North Dallas, Providence Towers is the chosen place of business for some of the country's most prominent companies and leaders including Morgan Stanley, Transwestern, Degolyer and MacNaughton and CliftonLarsonAllen.

In 2011, owner KBS Realty Advisors initiated a major renovation of Providence Towers. The dramatic transformation includes a complete redesign of the grand east and west tower lobbies creating luxury entries and business gathering environments. With new elements and rich materials showcasing the property's focal architectural elements, the remodel includes the addition of theatrical lighting and custom chandeliers showcasing the grandeur of the spaces.




BUILDING ADDRESS:	5001 Spring Valley Road, Dallas TX 75244
OWNER:	KBS
YEAR BUILT/RENOVATED:	1986/2012
BUILDING SIZE:	12 stories; 524,143 rentable square feet
COMMON AREA FACTOR:	23.24%
WALK SCORE:	92
BASE RENTAL RATE:	Floors 1-3 \$24.00/RSF NNN + E Floors 4-11 \$27.00/RSF NNN + E
EXPENSES:	2019 expenses estimated to be \$11.19/rsf (CAM: \$6.84/rsf; Taxes: \$4.35/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
TELECOMMUNICATIONS:	AT&T, Birch, Charter, FPL Fibernet, Level 3, Logix, Verizon Enterprise, XO Communications





AMENITIES

Designed
for work
and
after work

PRODUCTIVITY	LIFESTYLE	FOOD AND DRINK	
In-Place Fiber Optics	Fitness Center	Wine Lounge	
Conference Rooms	Putting Green	Café/Deli	
On-Site Management	Outdoor Patio	Sundry Shop	
On-Site Storage	Full-Service Car Wash		
Janitorial	Shoe Shine		
TRAVEL & TRANSPORT	SUSTAINABILITY FEATURES		
Along Tollway	  		
Near Airports And Hotels			
Near Restaurants and Bars			
Surrounded by Neighborhoods			
	LEED® registered	Energy Star® Gold	Wired Certified Gold



Go from *work to play* in minutes

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RESTAURANTS

- 01. Kenny's Wood Fired Grill
- 02. Lazy Dog Restaurant & Bar
- 03. Lawry's The Prime Rib
- 04. Fogo de Chão Brazilian Steakhouse
- 05. Neighborhood Services
- 06. Hopdoddy Burger Bar
- 07. Chuy's
- 08. Chamberlain's Steak & Chip House
- 09. Zoës Kitchen
- 10. The Oceanaire Seafood Room
- 11. Al Biernat's North
- 12. The Grill on the Alley
- 13. Grand Lux Cafe
- 14. Houston's
- 15. Ida Claire
- 16. On The Border
Mexican Grill & Cantina
- 17. Chamberlain's Fish Market Grill

ATTRACTIONS

- 18. Addison Circle
- 19. Village on the Parkway
- 20. Galleria Dallas
- 21. Vitruvian Park
- 22. Addison Town Center

SERVICES/RETAIL

- 23. AMC Valley View 16
- 24. Whole Foods
- 25. Bank of America
- 26. BBVA
- 27. Telos Fitness Center
- 28. Chase Bank
- 29. Wells Fargo

HOTELS

- 30. The Westin Galleria Dallas
- 31. Hilton Dallas Lincoln Centre
- 32. Marriott Quorum by the Galleria
- 33. Embassy Suites by Hilton Dallas
- 34. Hyatt Place
- 35. Renaissance Dallas Addison
- 36. Le Méridien Dallas by the Galleria
- 37. Sheraton Dallas Hotel by the Galleria



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