

An Iconic Destination for Success

📍 5001 Spring Valley Road, Dallas TX 75244



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



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