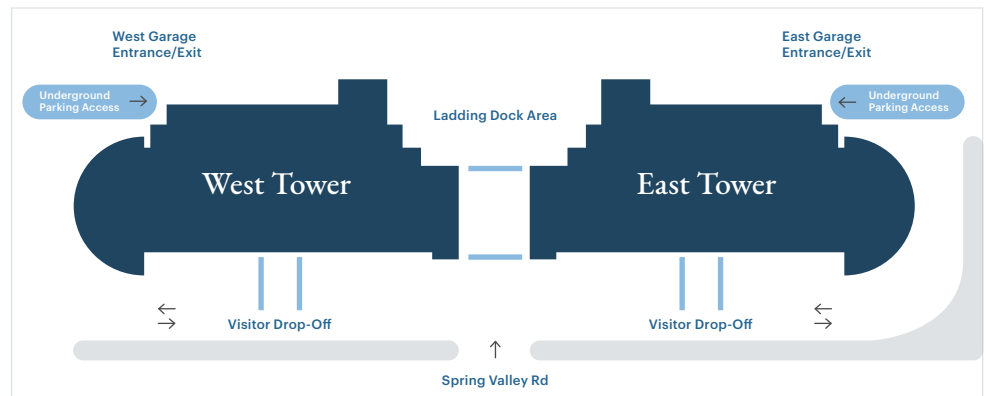


Go from *work to play* in minutes

 5001 Spring Valley Road, Dallas TX 75244

2	Towers
12	Stories
46.71M	High
524,143	Rentable Sq. Feet
25,000 SQ.FT	Typical Floor Size



TOP AMENITIES

- Conference Center
- In-Place Fiber Optics
- Putting Green
- Wine Lounge

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



AVAILABLE ISPS

PROVIDER	CABLE TYPE	NETWORK TYPE	CABLE DISTRIBUTION
At&T	Copper	Phone or Cable	Full Coverage
At&T	Fiber	Type 1	Full Coverage
Birch	Fiber	Type 2	Partial Coverage
Charter	Fiber	Type 1	Full Coverage
Charter	Coaxial	Phone or Cable	Full Coverage
FPL Fibernet	Fiber	Type 1	Full Coverage
Level 3	Fiber	Type 1	Full Coverage
Logix	Fiber	Type 1	Full Coverage
Verizon Enterprise	Fiber	Type 1	Partial Coverage
XO Communications	Fiber	Type 1	Full Coverage

RELIABLE CONNECTIVITY

- 8 fiber providers can provide dedicated, business-grade internet access with guaranteed upload and download speeds.
- Additional riser capacity is available to support future needs of tenants and ISP's throughout the entire building.
- Multiple riser pathways support tenants with diverse pathway requirements.

CONSISTENT SUPPORT

- Telecom equipment is kept in a protected space, separate from other utilities, reducing the potential for service disruption.
- Telecom equipment is located above ground to prevent damage from flooding.
- Coaxial cabling can provide bundled phone, cable TV, and basic internet.
- Dedicated risers are present to contain and protect telecom cables from risk of damage.



Wired Certification is a commercial real estate rating system that empowers landlords to understand, improve and promote the digital infrastructure of office buildings. Properties are evaluated by trained engineers and rated Platinum, Gold, Silver or Certified, based on the Wired Certification scorecard. The scorecard was created by industry experts to evaluate the features of in-building digital connectivity that impact the tenant experience including protection from service disruptions, ease of internet installation for tenants, and flexibility to adapt to future technology changes.



FOR LEASING INFORMATION, PLEASE CONTACT:

Kim Brooks
(972) 361-1122
kimbrooks@transwestern.com

Justin Miller
(972) 361-1134
justin.miller@transwestern.com

Scott Walker
(972) 774-2504
scott.walker@transwestern.com

Proudly Leased and Managed by



KBS