

5100 N. O'CONNOR BLVD.

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Irving, Texas 75039

FACT SHEET



LEASING INFORMATION CONTACT

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YEAR BUILT

1983

BUILDING SIZE

6 stories, 43,579 rentable square feet

BASE RENTAL RATE

\$19.00 + electricity; (estimated at \$3.99 per square foot in 2008)

EXPENSES

2008 estimated operating expenses - \$8.43 per square foot

PARKING

3.1: 1,000 parking ratios;
Unreserved spaces are \$45.00 per month + tax

AMENITIES

Garage parking for tenants and visitors
Convenient and easily accessible location
Multiple restaurants, shops and the Omni Mandalay Hotel within walking distance

AVAILABILITY

Suite 250	3,554 rsf
Suite 350	5,150 rsf

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