

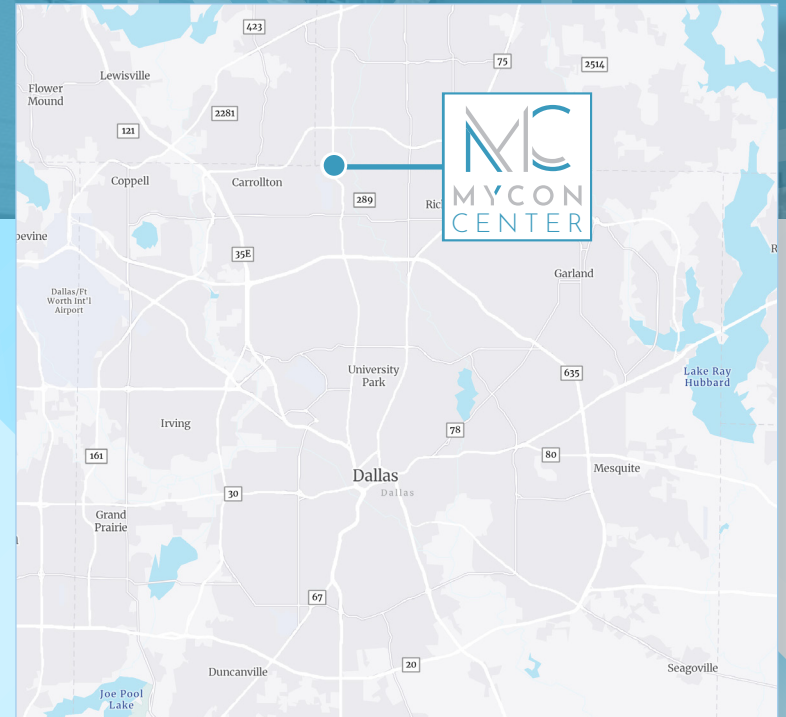


17311 DALLAS PKWY | DALLAS, TX 75248



BUILDING FEATURES

- Great Tollway visibility
- Easy ingress and egress
- Full building renovation completed in 2017
- Newly upgraded lobby finish outs
- Renovated elevator cabs
- New HVAC/mechanical systems
- Covered parking & monument signage available



RENTABLE BUILDING AREA	76,850 SF
STORIES	5
TYPICAL FLOOR SIZE	15,370 SF
BUILDING CLASS	B
PARKING RATIO	3.00/1,000 RSF
YEAR BUILT	1980
YEAR RENOVATED	2017

NEARBY AMENITIES

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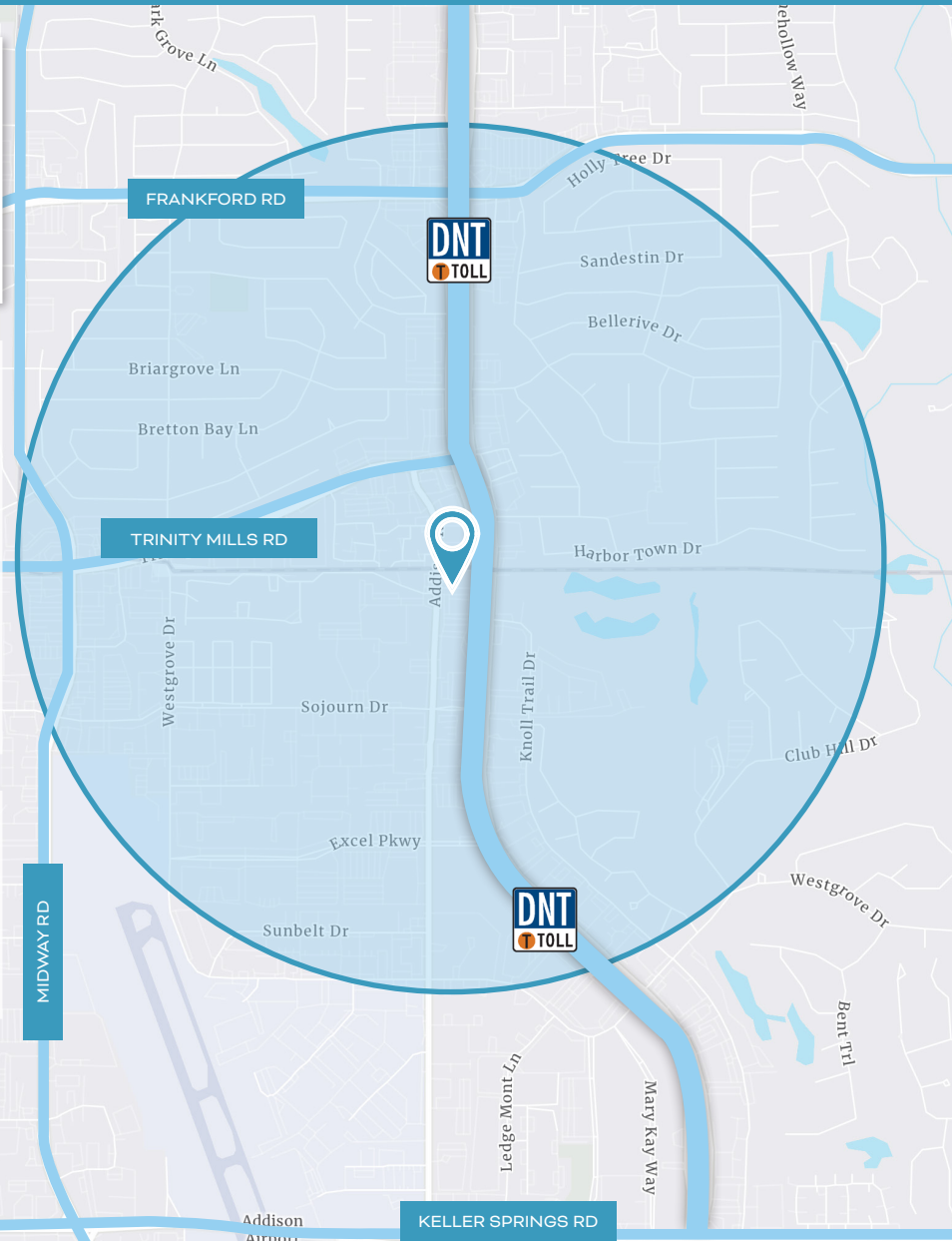


Restaurants

McDonald's	Carabba's Italian Grill
Bruams	Another Broken Egg Café
Norma's Cafe	Fuddruckers
Ill Forks	Whataburger
Ruth's Chris Steak House	Jack in the Box
Fuzzy's Taco Shop	Starbucks
Pizza Hut	Chick-fil-A
Sonic Drive-In	PF Changs
Malarkey's Tavern	Pappadeaux Seafood Kitchen

Amenities

Albertsons	Staybridge Suites	Skylane Dr
Walgreens	Radisson Hotel	
Kroger	Hyatt House	
RaceTrac	Hilton Garden Inn	





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FACT SHEET

BUILDING

17311 N Dallas Parkway
Dallas, Texas 75248

LANDLORD

Mycon General Contractors, Inc

LEASING COMPANY

Colliers

YEAR BUILT

1980

YEAR RENOVATED

2017

PARKING RATIO

3.50/1,000 RSF

STORIES

3

STANDARD FLOORPLATE

16,876 SF

RENTABLE BUILDING AREA

48,675 RSF

BUILDING HOURS

Monday To Friday: 7:00am – 6:00pm
Saturday: 8:00am – 1:00pm

HVAC

Monday To Friday: 7:00am – 6:00pm
Saturday: 8:00am – 1:00pm

After-hours HVAC is available with prior written notice for \$75.00/hour with a 2-hour minimum

FIBER

AT&T

ELECTRICAL EXPENSE

\$1.50

CONTACTS

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