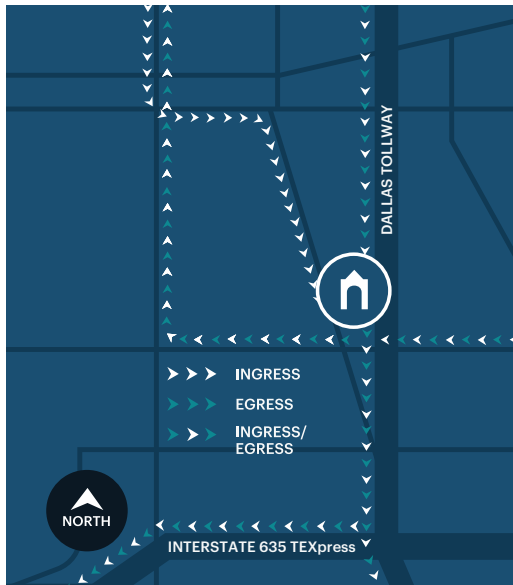


Go From *Work to Play* in Minutes

 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.



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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