



# An Iconic Destination *for* Success

 5001 Spring Valley Road, Dallas TX 75244

Just along the tollway in North Dallas, Providence Towers is a Class A office meticulously designed for the discerning. Find yourself working among the best of several industries as many Fortune 500 companies make Dallas their headquarters.

# An Iconic Destination for Success

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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.


<b>BUILDING ADDRESS:</b>	5001 Spring Valley Road, Dallas TX 75244
<b>OWNER:</b>	KBS
<b>YEAR BUILT/RENOVATED:</b>	1986/2012
<b>BUILDING SIZE:</b>	12 stories; 524,143 rentable square feet
<b>COMMON AREA FACTOR:</b>	23.24%
<b>WALK SCORE:</b>	92
<b>BASE RENTAL RATE:</b>	Floors 1-3 \$24.00/RSF NNN + E Floors 4-11 \$27.00/RSF NNN + E
<b>EXPENSES:</b>	2019 expenses estimated to be \$11.19/rsf (CAM: \$6.84/rsf; Taxes: \$4.35/rsf) excluding electricity.
<b>BUILDING HOURS:</b>	<b>Monday - Friday:</b> 7:00 a.m. - 7:00 p.m. <b>Saturday:</b> 7:00 a.m. - 1:00 p.m. <b>After-hours HVAC</b> is \$50.00 per hour
<b>PARKING:</b>	3/1,000 overall parking ratio
<b>TELECOMMUNICATIONS:</b>	AT&T, Birch, Charter, FPL Fibernet, Level 3, Logix, Verizon Enterprise, XO Communications





AMENITIES

Designed  
for work  
and  
after work

PRODUCTIVITY	LIFESTYLE	FOOD AND DRINK	
In-Place Fiber Optics	Fitness Center	Wine Lounge	
Conference Rooms	Putting Green	Café/Deli	
On-Site Management	Outdoor Patio	Sundry Shop	
On-Site Storage	Full-Service Car Wash		
Janitorial	Shoe Shine		
TRAVEL & TRANSPORT	SUSTAINABILITY FEATURES		
Along Tollway	  		
Near Airports And Hotels			
Near Restaurants and Bars			
Surrounded by Neighborhoods			
	LEED® registered	Energy Star® Gold	Wired Certified Gold



# Go from work to play in minutes

5001 Spring Valley Road,  
Dallas TX 75244

## RESTAURANTS

01. Kenny's Wood Fired Grill
02. Lazy Dog Restaurant & Bar
03. Lawry's The Prime Rib
04. Fogo de Chão Brazilian Steakhouse
05. Neighborhood Services
06. Hopdoddy Burger Bar
07. Chuy's
08. Chamberlain's Steak & Chip House
09. Zoës Kitchen
10. The Oceanaire Seafood Room
11. Al Biernat's North
12. The Grill on the Alley
13. Grand Lux Cafe
14. Houston's
15. Ida Claire
16. On The Border Mexican Grill & Cantina
17. Chamberlain's Fish Market Grill

## ATTRACTIONS

18. Addison Circle
19. Village on the Parkway
20. Galleria Dallas
21. Vitruvian Park
22. Addison Town Center

## SERVICES/RETAIL

23. AMC Valley View 16
24. Whole Foods
25. Bank of America
26. BBVA
27. Telos Fitness Center
28. Chase Bank
29. Wells Fargo

## HOTELS

30. The Westin Galleria Dallas
31. Hilton Dallas Lincoln Centre
32. Marriott Quorum by the Galleria
33. Embassy Suites by Hilton Dallas
34. Hyatt Place
35. Renaissance Dallas Addison
36. Le Méridien Dallas by the Galleria
37. Sheraton Dallas Hotel by the Galleria



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