

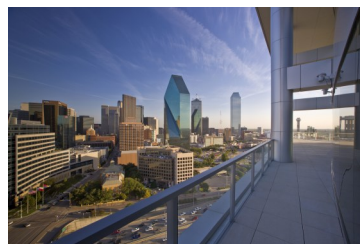
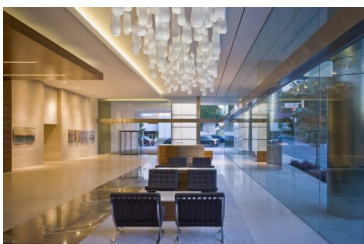
17Seventeen

1717 McKinney at Park Seventeen, Dallas, Texas 75202



PREMIER LOCATION IN THE HEART OF UPTOWN

CONTIGUOUS SPACE	2,170 - 14,350 rentable square feet
LEASE TERM	5 - 10 years
RENTAL RATE	\$38.00 - \$40.00 NNN Estimated 2018 OPEX \$17.62/rsf Estimated 2018 Electricity \$0.91/rsf
COMMON AREA FACTOR	16.81%
OCCUPANCY RATE	98.5%
TENANT FINISH	Negotiable
BUILDING HOURS	M-F 7:00 a.m. to 7:00 p.m. Sat 8:00 a.m. to 1:00 p.m.
PARKING	3 : 1000 ratio Garage Parking for Tenants and Visitors Reserved Garage - \$225.00/mo + tax Unreserved Garage - \$125.00/mo + tax



FEATURES AND AMENITIES

- 19-Story Class AA Office Project
Total 369,017 RSF
Office 361,524 RSF
Retail 7,493 RSF
- LEED Gold / Energy Star
- 2015 BOMA International TOBY Winner
- CEL "A List" Award
- Unique one-acre heavily landscaped amenity deck
- 4,000 sf Fitness Center, Building Conference Center & Deli with complimentary Wi-Fi connectivity
- 100% secured parking in attached parking garage
- Residential tower: Gables at Park 17 292 luxury apartments
- Stephen Pyles' Stampede 66 upscale restaurant on the first floor
- 22-story LED Light Feature
- Regions Bank with Drive-thru & ATM
- Tenant Parking with License Plate Recognition
- On-Site Management & Engineering by Gaedeke Group
- 24/7 On-Site Courtesy Officer
24/7 Card Key Access
- Fiberoptics & Internet Providers: AT&T, Level3, Logix, DirecTV and Time Warner Cable
- Walkscore 90 - **WALKER'S PARADISE**



LEASING INFORMATION:

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