

Palisades Central II

Building Facts

Static Information

<i>Building Address</i>	2435 North Central Expressway Richardson, TX 75080
<i>Owner</i>	Equastone Real Estate Investment Partners
<i>Leasing</i>	Peloton Commercial Real Estate
<i>Completed</i>	1985
<i>Height</i>	16 Stories
<i>Total RSF</i>	240,935 rsf
<i>Floor Size (Ave)</i>	14,475 rsf
<i>Common Area Factors</i>	Multi-Tenant 16% Single-Tenant 7%

Status

<i>% Leased</i>	68%
<i>Largest Contiguous</i>	24,130 rsf
<i>Parking</i>	3.76:1,000 Parking Ratio

Economics

<i>Quoted Rates</i>	\$17.50 +E
<i>TI Range</i>	Negotiable
<i>Op Expenses</i>	2011 - \$6.55/sqft (estimated)
<i>Electricity</i>	2011 - \$2.29/sqft (estimated)
<i>After Hours HVAC</i>	\$65/Hour

Features

<i>Location/ Access</i>	Convenient freeway access. Direct access to Central Expy and George Bush Turnpike. In close proximity to many restaurants, banks, shopping and hotels
<i>Security/ Management</i>	After hours card key access; manned security located in the building lobby
<i>Amenities</i>	On-site engineering, management and day porter staff. On-site deli operator and common conference room for tenant use. Close proximity to a wide variety of hotels, restaurants and shopping DART Light Rail service available at The Galatyn Park Station 2008/2009/2010 Energy Star Award