

Palisades Central I

Building Facts

Static Information

<i>Building Address</i>	2425 North Central Expressway Richardson, TX 75080
<i>Owner</i>	Equastone Real Estate Investment Partners
<i>Leasing</i>	Peloton Commercial Real Estate
<i>Completed</i>	1980
<i>Height</i>	10 Stories
<i>Total RSF</i>	180,864 rsf
<i>Floor Size (Ave)</i>	18,086 rsf
<i>Common Area Factors</i>	15% multi-tenant 7% single-tenant

Status

<i>% Leased</i>	75%
<i>Largest Contiguous</i>	29,628 rsf
<i>Parking</i>	5.0:1,000 Parking Ratio

Economics

<i>Quoted Rates</i>	\$16.50 +E
<i>TI Range</i>	Negotiable
<i>Op Expenses</i>	2011 - \$5.83/sqft (estimated)
<i>Electricity</i>	2011 - \$1.95/sqft (estimated)
<i>After Hours HVAC</i>	\$65/Hour

Features

<i>Location/ Access</i>	Convenient freeway access Within walking distance to many restaurants, shopping and hotels
<i>Security/ Management</i>	After hours card key access. On-site security services both Palisades Central I & II. Professionally managed on-site by Peloton Commercial Real Estate.
<i>Amenities</i>	On-site property management and engineering staff. 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