



WATERVIEW 190



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17655 & 17657 Waterview Parkway,
Dallas, Texas 75252

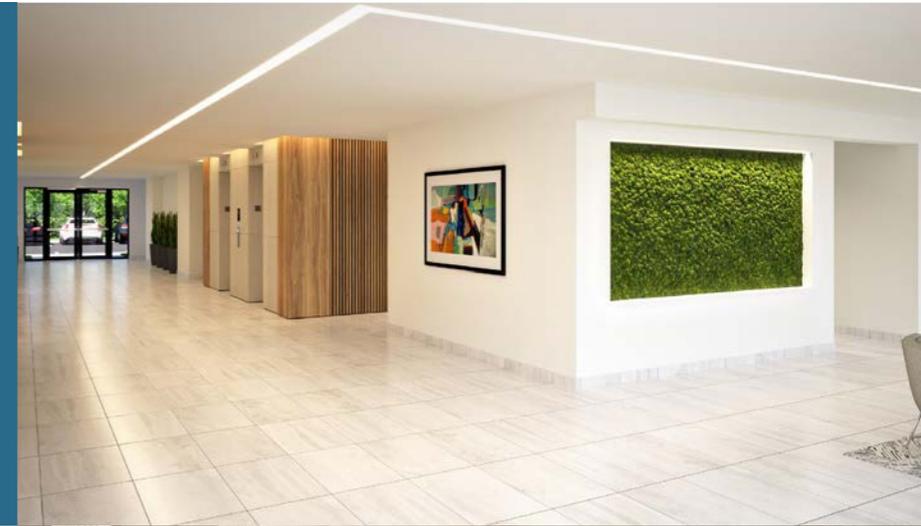
OVERVIEW

- 14.75 AC Site
- 232,025 RSF – 2-building office campus
- North Building – 115,987 RSF
- South Building – 116,038 RSF
- 6:1,000 quoted parking ratio – 1,340 spaces
- Garage parking available – 356 spaces
- 3 dock-high loading docks
- Prominent building & monument signage opportunities
- Plug & play – 1,721 workstations

REINVIGORATED
SPACE



NEW REFRESH



ACTIVATED
OUTDOOR AREAS



BUILDING INFRASTRUCTURE

HVAC

- (4) 80-ton and (8) 70-ton McQuay packaged units replaced in 2013/2014
- 5 roof top cooling towers replaced in 2013/2014
- 25 to 30 VAV boxes per floor
- 119-gallon capacity electric powered water heaters

ELECTRICAL

- 2 Siemens S4 1200 amps, 480y/277V – main switch
- 2 Switchboard :SB2 480Y/277V 3o4W controls – 6 electrical rooms per building

PLUMBING

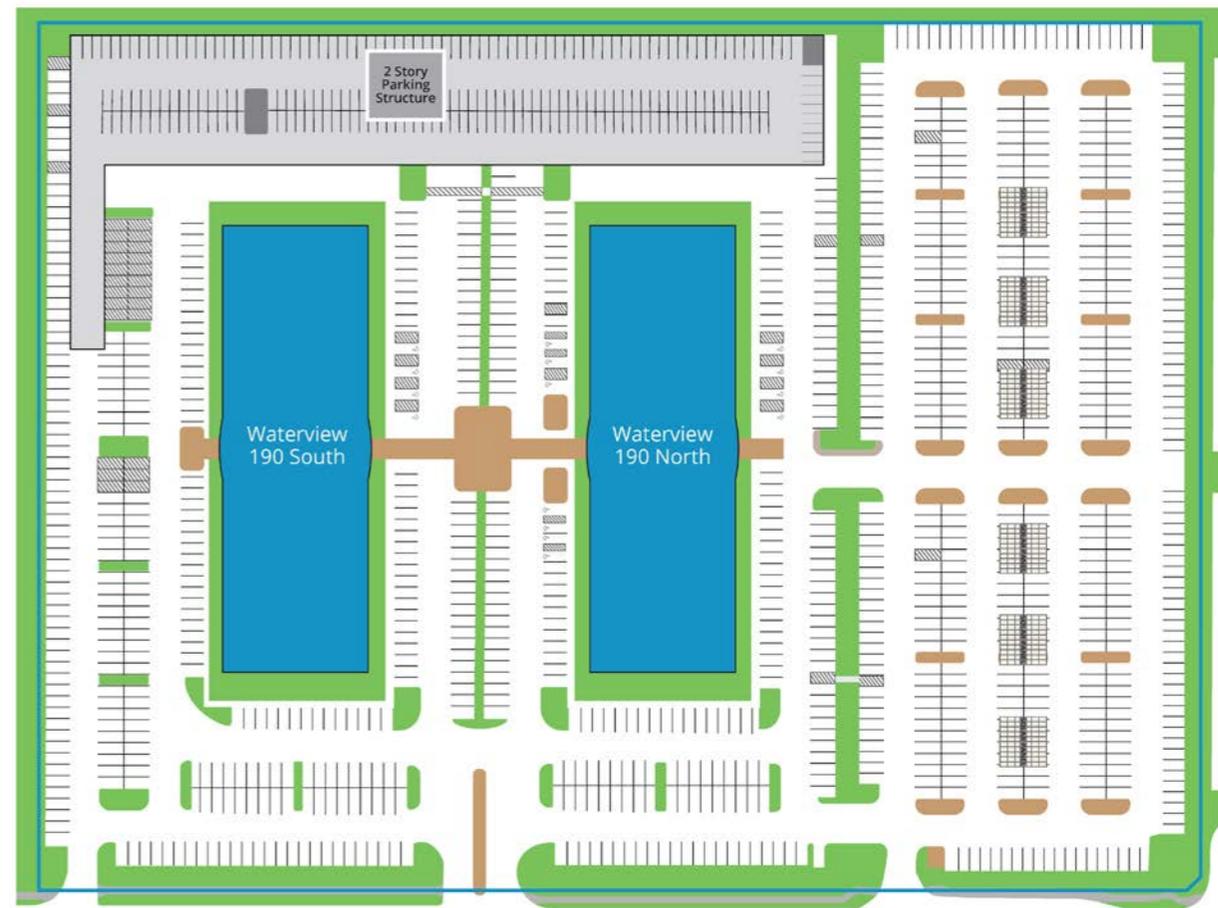
- 2 State Industries gas fired water heaters (300-gallon, 600,000 BTU) located on loading dock

WATER HEATERS

- 2 Lochinvar Commercial water heaters 480v 1/3 phase, 119-gallon located in the first-floor mechanical rooms
- ELEVATORS
- (2) 3,500-lb, 150-fpm Dover elevators per building
- (1) 4,500-lb, 150-fpm Dover freight elevator per building

ROOF

- A built-up roof system was installed in 1998 and 2000
- Exterior waterproofing was installed and warranted by Dow Corning in 2013
- Waterproofing manufacturer's limited warranty coverage is in effect for a period of twenty (20) years and expires on 11/8/2033



TALENT RICH 190 CORRIDOR

Waterview's prime location on the 190 STEM Corridor between Legacy and Cityline is a recruiter's dream.



HYPOTHETICAL AMENITY WING

TENANT LOUNGE



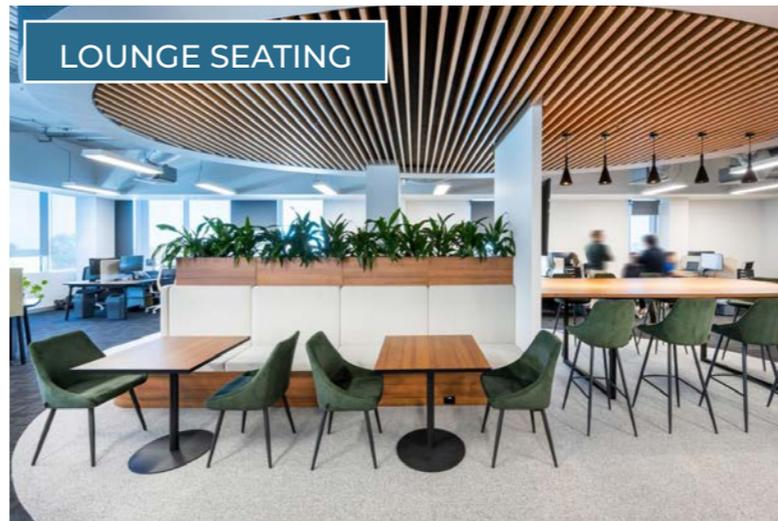
FITNESS CENTER



LOCKER ROOM



LOUNGE SEATING

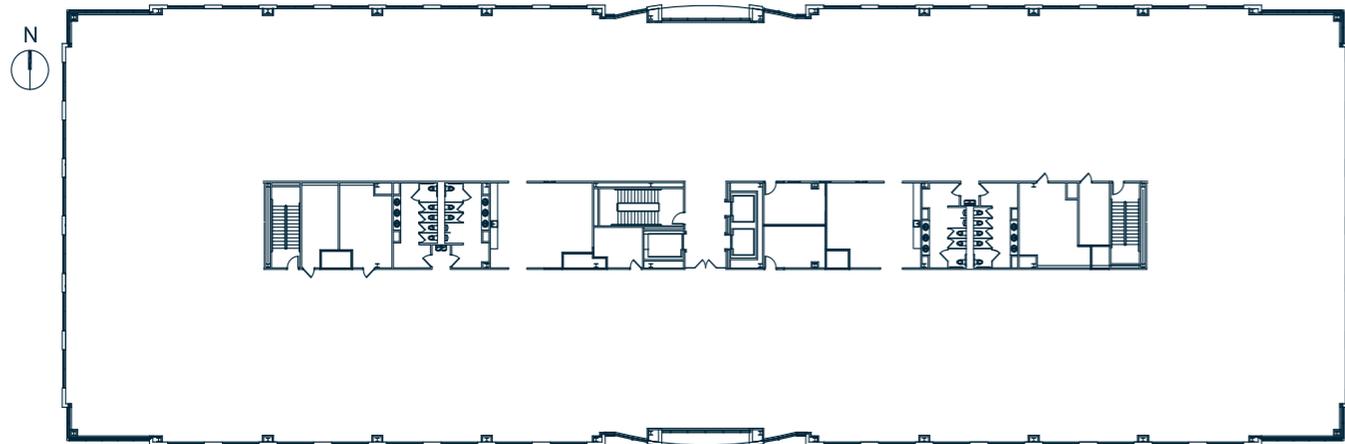


CONFERCING CENTER

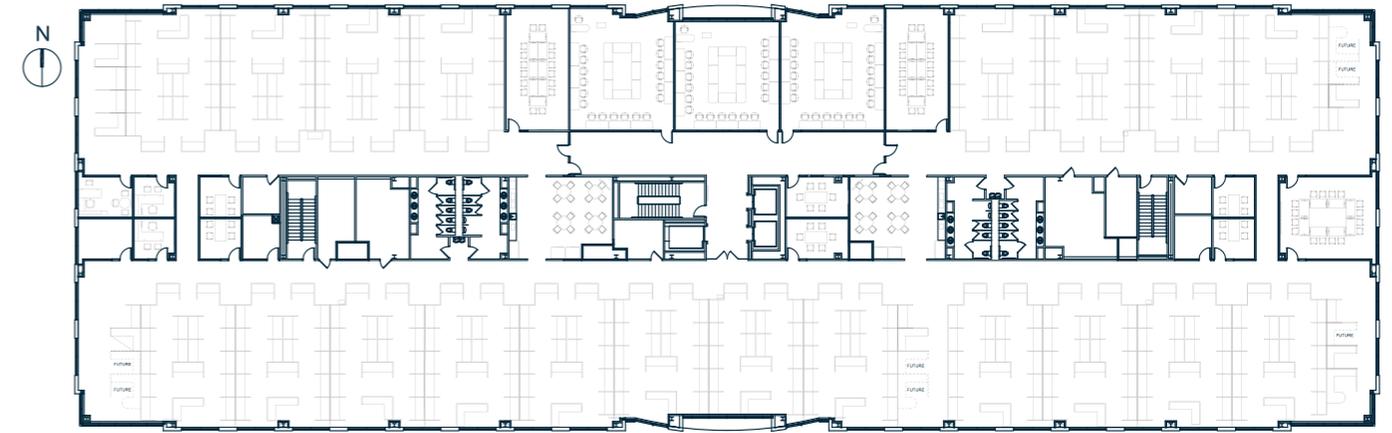


SAMPLE FLOORPLATE

Without Furniture



With Furniture
1,700+ Existing Cubes





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