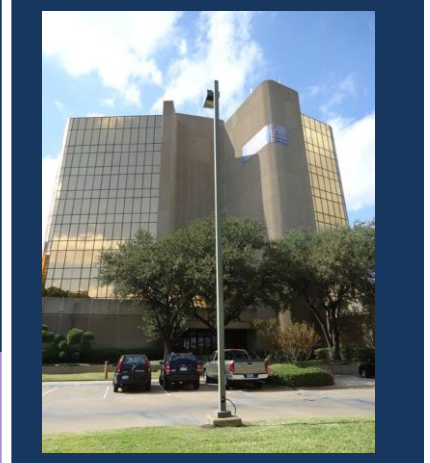


# OPTIMA BUSINESS PARK



8777- 8787 N. Stemmons Frwy., Dallas, TX

<b>Address:</b>	8777 - 8787 N. Stemmons Freeway, Dallas, TX 75247 P. 214.905.1520
<b>Location:</b>	Corner of I35E/Regal Row - Near Downtown Dallas, Southwest Medical Center Near Dallas Love Field Airport
<b>Year Built:</b>	1978 renovated 2013 - Class B Office Building
<b>Total Square Footage:</b>	193,000 SF Total Rentable Square Footage (Buildings 8777-8787)
<b>Number of Floors:</b>	8
<b>Typical Floor Size:</b>	8777 Stemmons: 20,000 RSF Full Floor Availability (Floors 3-5) 8787 Stemmons: 11,993 RSF Full Floor Availability (Floors 4-6) Spec Suites (Floors 2-3) - Typical Size 1,200 RSF
<b>Rental Rates:</b>	<b>Rates start at \$12.00 per rentable square foot</b>
<b>Base Year Rental Adjustment:</b>	Full Gross Lease = Tenant Only Pays Rent and CAM
<b>Parking:</b>	On-Site and Secure 5 Story Parking Garage at no cost to tenant.
<b>Tenant Build-Out</b>	Build to Suit Suites or Offer Substantial Tenant Improvement Allowance
<b>Factor:</b>	15% multi-tenant floor
<b>Electricity:</b>	Tenant pays for separately metered electric energy consumption for Specialty Cooling or Electrical Generator uses within the premises.
<b>Janitorial:</b>	Five nights per week, included in Base Rent.
<b>Amenities:</b>	Bank with full service ATM, 24/7 On-Site Security Team with Security Card Access for Tenants Only. Lush Landscaping. Common Vending Machines, Common Training & Conference Rooms, Monument and Building Signage Available. Future On-Site Deli for sundries, Easy Access to both Dallas Ft. Worth International Airport and Love Field
<b>Contact:</b>	Optima Management Group, LLC 216.781.8980

