

FACT SHEET

251 O'Connor Boulevard
Irving, Texas 75038

YEAR BUILT

1984

BUILDING SIZE

3 stories, 95,510 rentable square feet.

AVAILABILITY

79,000 RSF

BASE RENTAL RATE

\$20.00 + E (\$1.01/RSF)

OPERATING EXPENSES (2021 Estimate)

\$6.64/RSF

TELECOMMUNICATIONS

Verizon and AT&T

PARKING

3.32 / 1,000 RSF surface parking



AMENITIES

- Spectacular view of the Four Seasons TPC Golf Course
- Balconies available
- Controlled access
- 3/1,000 parking with covered parking available
- Monument signage
- On-site Management
- 10 minutes from DFW International Airport, near John Carpenter Freeway and LBJ
- Close to many hotels and restaurants

BUILDING HOURS

7:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 12:00 p.m. on Saturdays. After-hours HVAC is available upon request at an estimated charge of \$50.00 per hour with a 2 hour minimum.



Leasing Information:

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