

ONE MOCKINGBIRD PLAZA



One Mockingbird Plaza represents over 160,000 square feet of prestigious office space and is strategically located to offer accessibility, visibility and address recognition.

Tenants and visitors enjoy full service UPS, Airborne, and Federal Express pick-up boxes. Public transportation and close proximity to hotels and recreational facilities combine to make One Mockingbird Plaza your preferred business address.

*One Mockingbird Plaza
1420 W. Mockingbird Lane
Dallas, TX 75247*

FOR LEASING INFORMATION CALL CORPORATE-USA REAL ESTATE SERVICES, INC.
214.688.1116

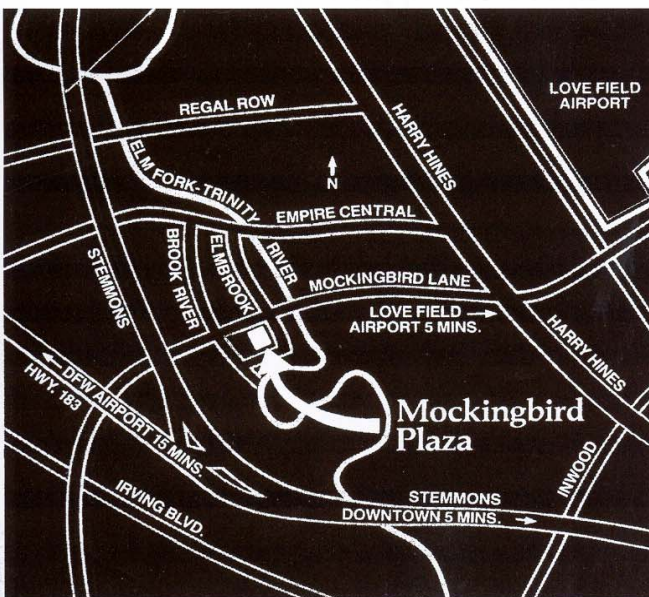
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THE PREFERRED BUSINESS ADDRESS

One Mockingbird Plaza represents 160,000 square feet of prestigious office space and is strategically located to offer accessibility, visibility and address recognition. Surrounded by a spacious greenbelt and completely landscaped, an impressive Black Impala granite exterior carries a sense of presence through to the interior entrance and lobby. Interior appointments include full height solid doors, decorator carpet, and individual climate controls. There is abundant tenant and visitor parking in the adjacent garage. There is also a covered walkway connecting the building and parking garage. The building employs a daytime security guard and tenants have after hours controlled card-key access.



One Mockingbird Plaza incorporates a high efficiency layout with minimum common areas plus maximum window exposure for any office layout. There is convenient access to the elevators from all points within the building and the 20,000 square foot floor plates efficiently accommodate both small and large tenants. The unique triangular shape of the building provides a special opportunity for a spectacular elevator reception for full floor tenants.



LOCATION

- ◆ Immediate address recognition
- ◆ Unsurpassed accessibility:
 - 3 minutes to the Dallas Market Center and Infomart
 - 5 minutes to Dallas Love Field Airport
 - 5 minutes to the Central Business District
 - 15 minutes to Dallas/Fort Worth International Airport
- ◆ Flourishing employee market
- ◆ Surrounded by business support companies, hotels and restaurants

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