

One Mockingbird Plaza

Fact Sheet

1420 W. Mockingbird Lane
Dallas, Texas 75247

LOCATION: 2 Blocks east of Stemmons (IH-35) and Elmbrook Drive with close proximity to John Carpenter Freeway (SH 183). Near Love Field Airport.

BUILDING: 8 Floors totaling 157,300 Rentable Square Feet

BUILDING HOURS: Monday through Friday: 7:00 am to 7:00 pm
Saturday: 9:00 am to 2:00 pm
After hours HVAC charge: Per Lease Agreement

COMMON AREA FACTOR: 15.00%

LEASE TERMS: Full Service/ Base Year

OWNER: Bal Bay Realty, Ltd.

MANAGEMENT: Corporate USA Real Estate Services, Inc.

CURRENT FEATURES: 24-hour card key access, On-site Courtesy Officer, ADA improvements, Smoke detectors, Fully sprinklered, Deli, Wells Fargo Bank & Drive-thru, Non-smoking building, DART bus service, FedEx/ Lone Star Overnight drop boxes, V.I.M. mailroom, On-site maintenance and leasing.

PARKING: Three-story garage parking with card access and weather protected enclosed walkway to 2nd floor of building.

LEASING TEAM

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