

Owned by:



125 E John Carpenter



For leasing information:

Jayme Knight | Chuck Sellers

214.220.0600

www.125eastjohncarpenter.com



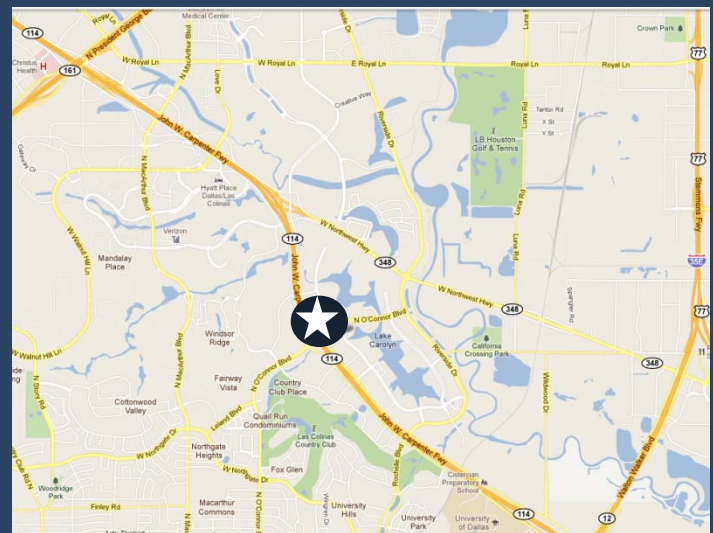
PELTON
COMMERCIAL REAL ESTATE

Property specifications

Building class	Class A
Year built	1982
Building size	399,759
Building floors	18
Typical floor size	24,780
Parking ratio	3.27: 1,000 sf
Security	<ul style="list-style-type: none"> • Twenty –four hour manned security seven days a week • Card access system utilized at all lobby entrances
Elevators	<ul style="list-style-type: none"> • Eight (8) Dover passenger (4 high rise, 4 low rise) • One (1) Dover freight elevator • Two (2) Dover garage elevators
Lobby Description	<ul style="list-style-type: none"> • Brown/black granite floor and walls • Security desk
Ceiling Height	<ul style="list-style-type: none"> • Slab to ceiling: 13'6" • Actual ceiling: 9'0" in finished office space and corridor areas • Ground levels: 13'6" slab to slab • Actual ceiling: 9'0" in tenant areas
HVAC	<ul style="list-style-type: none"> • Built up system with three (3) Flakt fans in chiller room serving canal through 12th floors • Two (2) Flakt fans located on roof serving floors 13 through 18 • Disconnects located at each fan • Three (3) 500 ton centrifugal Trane chillers and one (1) 120 ton (not in use)
Amenities	<ul style="list-style-type: none"> • Garage parking for tenants and visitors • Dual power to building • Convenient freeway access • Close proximity to a wide variety of hotels, restaurants and shopping • Located on the Canal at Las Colinas • Within walking distance to Omni Mandalay Hotel
Management	On-Site Provided by Peloton Commercial Real Estate



Location



125 E John Carpenter Fwy, Irving, Texas 75062

For leasing information, please contact:

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Leased & Managed by:



Owned by:

