

GREENWAY PLAZA I

Building Fact Sheet

Building

2150 Lakeside Boulevard
Richardson, Texas 75082

Located between Lakeside Blvd
and Greenville Ave, north of
Campbell Road

Landlord

JP-Greenway I, LLC

Leasing Company

Sooner Management
14801 Quorum Drive, Suite 200
Dallas, Texas 75254

Construction

Built in 1983

Rentable Square Feet

50,594 RSF

Average Floor Size

26,100 RSF

Operating Expenses

Year Expenses

2012 \$5.60 plus \$1.73 Electric

2011 \$6.63 plus \$1.68 Electric

Common Area Factor

15%

Parking

4.1:1,000 RSF

Elevators

One (1) passenger

Security

Greenway I provides one (1) roving
security guard.

After-hours card key access system is
utilized at all lobby entrances.

Ceiling Height

Floor to Grid: 8'6"

Floor to Structure: 12'

Building HVAC

Hours

Monday - Friday 7:00 AM - 7:00 PM

Saturday 8:00 AM - 1:00 PM

After-Hours HVAC = \$55 per hour

Equipment

HVAC provided by:

- Four, 50-ton packaged rooftop units
- Each floor is equipped with fan powered boxes and variable air volume boxes providing heating and cooling.

Telecom Providers

AT&T and Time Warner provide voice,
data, high-speed Internet and fiber
networks.

Electricity Contract

TriEagle Energy

6.43 cents per kilowatt-hour

Life/Fire Safety

Equipped with a fully-addressable fire
alarm system, fully-sprinklered wet-pipe
system, and visual and audible alarms.

Emergency System

Battery back-up power and
emergency lighting

