

PALISADES CENTRAL I

Building Fact Sheet

Building

2425 N. Central Expressway
Richardson, Texas 75080

Located along west side of North
Central Expressway and north of
Galatyn Parkway

Landlord

JP-Palisades I, LLC

Leasing Company

Sooner Management
2435 N. Central Expy, Suite 1650
Richardson, TX 75080

Construction

Renovated in 2012
Built in 1981

Rentable Square Feet

180,496 RSF

Average Floor Size

18,701 RSF

Common Area Factor

11.31%

Parking

5.0:1,000 RSF

Elevators

Three (3) passenger and one (1)
freight

Amenities

- Fitness center
- On-campus deli
- On-campus conference center
- Landscaped waterway with walking trails

Security

Palisades I provides one (1), on-campus security guard 24 hours per day, 7 days per week.

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

Ceiling Height

Floor to Grid: 8'6"
Floor to Structure: 12'1"

Building HVAC

Hours

Monday - Friday 7:00 AM - 7:00 PM
Saturday 8:00 AM - 1:00 PM
After-Hours HVAC = \$75 per hour

Equipment

HVAC provided by:

- One, 340-ton cooling tower
- Two, 115-ton water-cooled chillers
- Each floor is equipped with an air-handling unit and an average of 10, fan powered boxes and variable air volume boxes providing heating and cooling.

The central system is equipped with a Delta Energy Management System.

Telecom Providers

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

Fire/Life Safety

Equipped with a fully-addressable fire alarm system and visual and audible alarms.

Emergency System

All emergency systems are backed up by a 200 kW diesel-powered generator for fire/life safety.

