

PALISADES CENTRAL II

Building Fact Sheet

Building

2435 N. Central Expressway
Richardson, Texas 75080

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

Landlord

JP-Palisades II, LLC

Leasing Company

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

Construction

Renovated in 2012
Built in 1984

Rentable Square Feet

247,534 RSF

Average Floor Size

14,800 RSF

Common Area Factor

11.91%

Parking

4.0:1,000 RSF, including a 6-level parking garage

Elevators

Four (4) passenger, two (2) garage and one (1) freight

Amenities

- On-site deli
- On-campus fitness center
- Conference center
- Covered parking
- Landscaped waterway with walking trails

Security

Palisades II provides one (1), on-site 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: 12'6"

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, 700-ton cooling tower
- One, 125-ton and two, 250-ton chillers
- Each floor is equipped with an average of 20, 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, Time Warner Cable and TW Telecom provide voice, data, high-speed Internet and fiber networks.

Fire/Life Safety

Equipped with a fully-addressable fire alarm system, fully-sprinklered wet-pipe system in the building, dry-pipe system in the parking garage, and visual and audible alarms.

Emergency System

All emergency systems are backed up by a 315 kW diesel-powered generator for fire/life safety.

