

THE ABERDEEN

Building Fact Sheet

Building

14841 N. Dallas Parkway
Dallas, Texas 75254

Located at the northwest corner of
N. Dallas Parkway and Quorum Dr.

Landlord

JP Aberdeen, LLC

Leasing Company

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

Construction

Renovated in 2011 and 2012
Built in 1985

Rentable Square Feet

308,325 RSF

Average Floor Size

33,000 RSF

Common Area Factor

18%

Parking

3.0:1,000 RSF, including a 5-level
underground parking garage

Elevators

Six (6) passenger, six (6) garage
and one (1) freight

Amenities

- On-site deli
- Fitness center
- Conference center
- Free WiFi

Security

Aberdeen provides one (1), on-site
security guard 24/7.

After-hours card key access system is
utilized at all lobby entrances, tenant
level garage parking entrances, loading
dock and freight elevator.

Ceiling Height

Floor to Grid: 8'9"
Floor to Structure: 12'0"

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, 1,100-ton cooling tower
- Two, 299-ton and 750-ton water-cooled chillers
- Each floor is equipped with 15, single-duct fan powered boxes and 12, single-duct variable air volume boxes providing heating and cooling.

The central system is equipped with an Andover Controls Energy Management System capable of outside air economizer cycle.

Telecom Providers

AT&T and Verizon provide voice,
data and high-speed Internet
networks

Life/Fire Safety

Equipped with a fire panel system,
fully-sprinklered wet-pipe system
in the building and dry-pipe
system in the parking garage.

Emergency System

All emergency systems are
backed up by a 600 kW diesel
generator.

