

# TRINITY TOWERS

## Building Fact Sheet

### Building

2777 N. Stemmons Fwy  
Dallas, Texas 75207

Located at the southwest corner of  
I-35E and Inwood Road

### Landlord

JP Stemmons, LP

### Leasing Company

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

### Construction

Renovated in 2013-2014  
Built in 1983

### Rentable Square Feet

634,381 RSF

### Average Floor Size

31,719 RSF

### Common Area Factor

15.3%

### Parking

3.65:1,000 RSF

### Elevators

Twelve (12) passenger, three (3)  
shuttle and one (1) service

### Amenities

- 60-seat conference center with kitchenette
- Fitness center with locker room and shower facilities

### Security

Trinity Towers provides one (1) on-site security/courtesy office. Additionally, the property has 24/7 security cameras and an after-hours card key access system that is utilized at all lobby entrances.

### Ceiling Height

Floor to Grid: 8'10"  
Floor to Structure: 10'9"

### 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, 1,000-ton low pressure chiller
  - One, 400-ton dual-compressor high-pressure chiller
  - 19 Flakt vane axial-fan systems service every third floor

### Telecom Providers

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

### Life/Fire Safety

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

### Emergency System

All emergency systems are backed up by a 450 kW emergency generator.



For leasing information, contact:

SOONER  
MANAGEMENT

972.458.7600