



CORE5 BUSINESS CENTER AT **PLANO** BUILDING A

1001 Los Rios Boulevard, Plano, TX 75074



LEASING AGENT

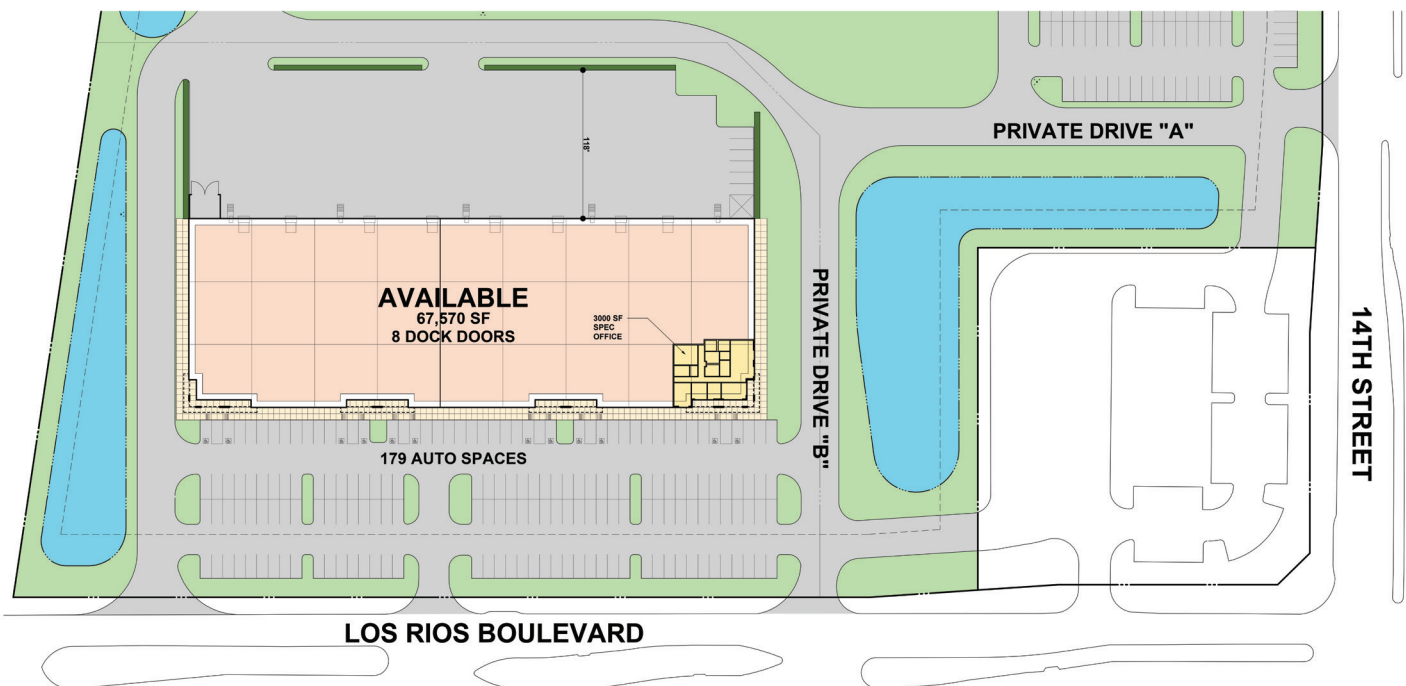


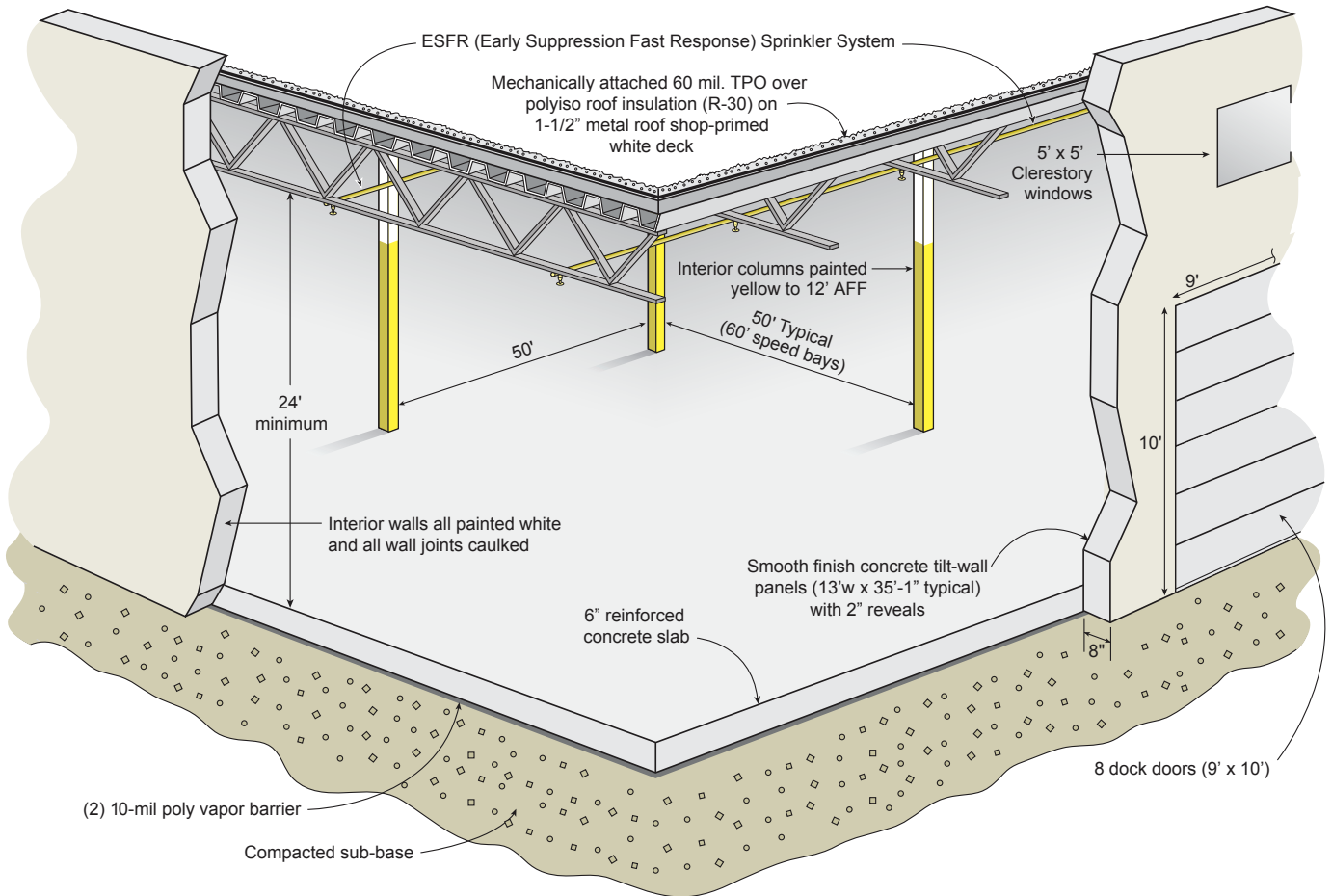
DEVELOPER

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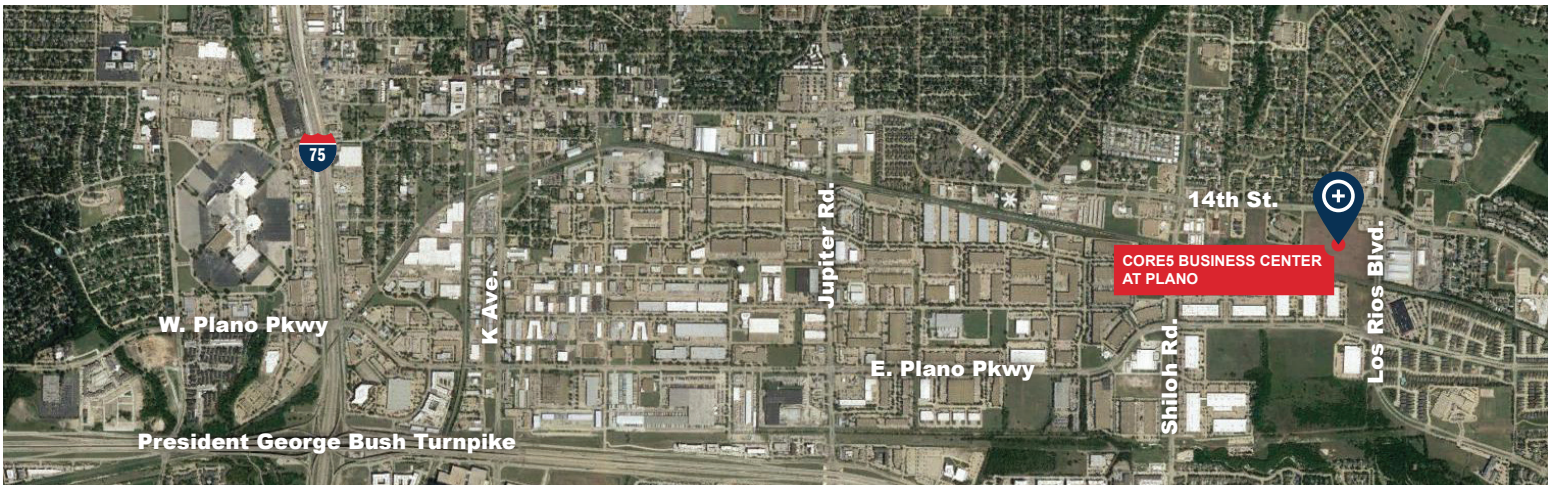
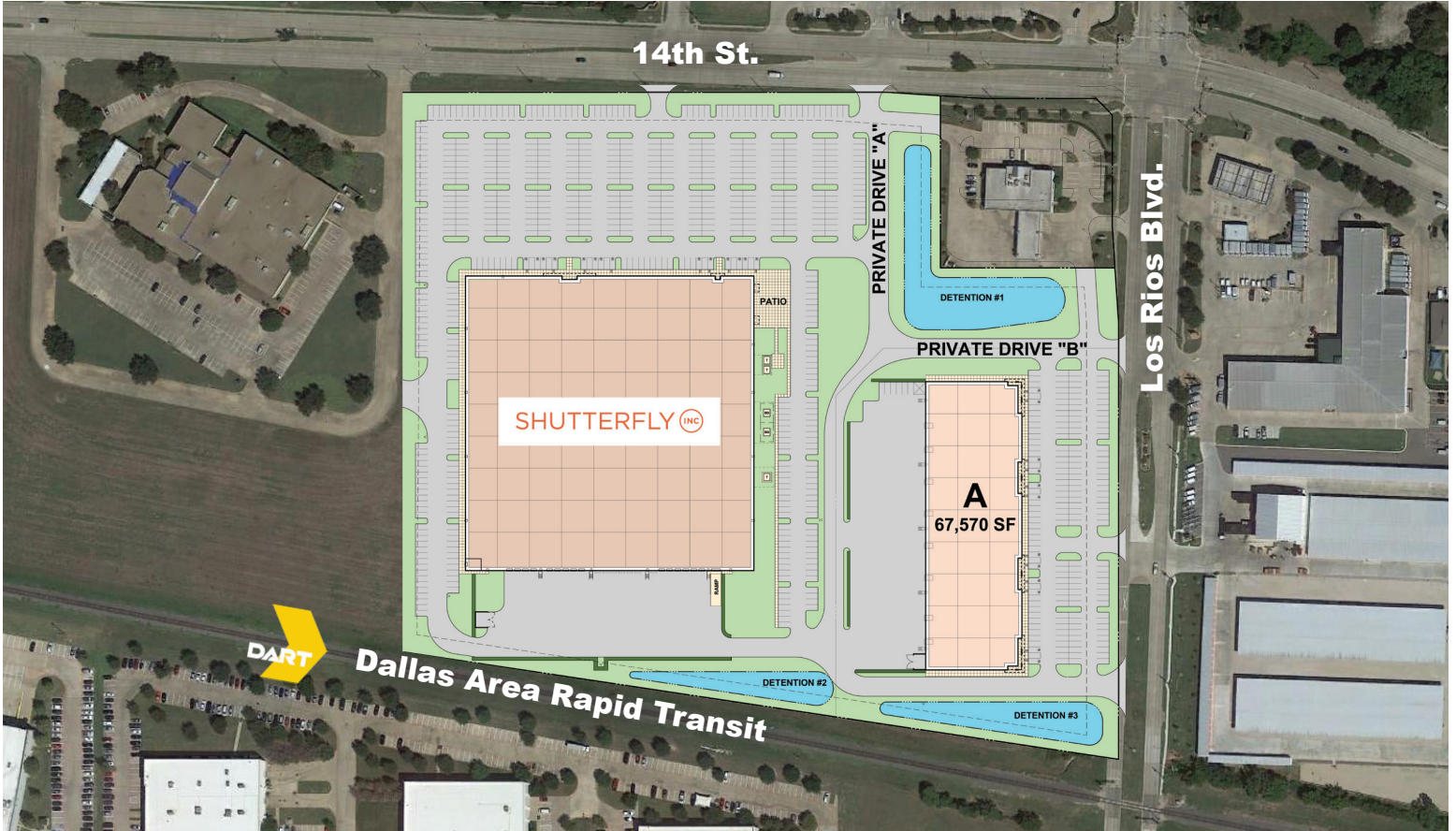
Core5 Business Center at Plano is strategically located in Plano, Texas, approximately two miles from President George Bush Turnpike and three miles from Interstate 75. This location provides superior access to the Dallas/Fort Worth Metroplex and the entire North Texas region. Positioned within the affluent Plano Research and Technology zoned properties with close proximity to the University of Texas at Dallas, provides this development with outstanding access to a broad variety of a diverse labor force.





BUILDING A SPECIFICATIONS

Square Footage	67,570 SF (450' x 150')
Configuration	Rear load
Column Spacing	50' wide x 50' deep with 60' loading bays
Slab Thickness	6" thick 4,000 PSI steel reinforced concrete
Clear Height	24'
Dock High Doors	8 – 9' x 10' dock high doors
Truck Court Depth	118' concrete truck apron
Auto Parking	179 auto spaces (expandable)
Sprinkler System	ESFR sprinkler system
Roof	White TPO 60 mil roof membrane with a R-30 insulation rating



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