

Was the first privately held, Certified Core & Shell LEED platinum office building in the United States



4500 W ELDORADO PKY | MCKINNEY, TX 75070

BUILDING FACTS

- Class A Building developed in 2006
- 53,991 SF, 3 stories and basement level
- Move-in ready suites available
- Serviced by 2 KONE passenger elevators
- 20,000 SF average floor plate size
- 3 acre site
- 3.5:1,000 parking ratio
- Building also offers alternative fuel stations, HOV parking and bicycle parking

BUILDING AMENITIES

- On-site fitness center fully equipped with lockers and showers
- Private balcony access on some suites
- Conveniently located off of Eldorado Parkway in close proximity to both US 75 and State Hwy 121
- Numerous single family and apartment communities in the area
- Abundant retail nearby
- Minutes away from Eldorado Country Club



McKinney Green

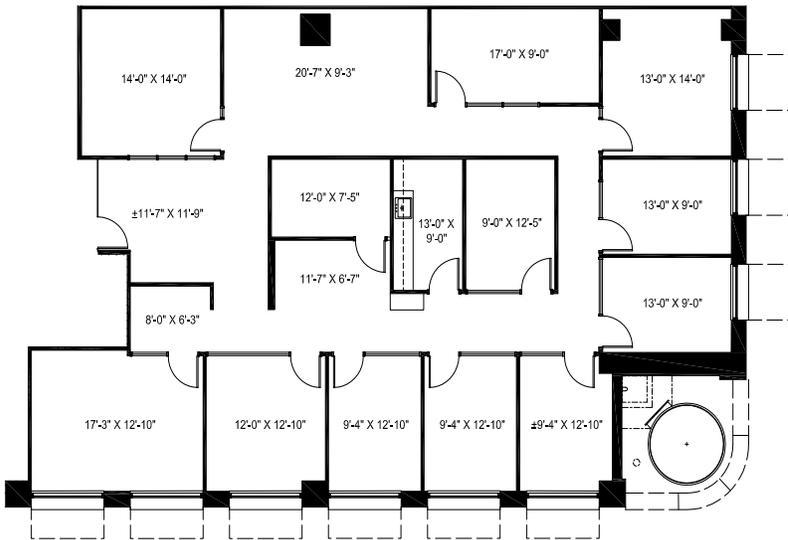


Green Building Benefits

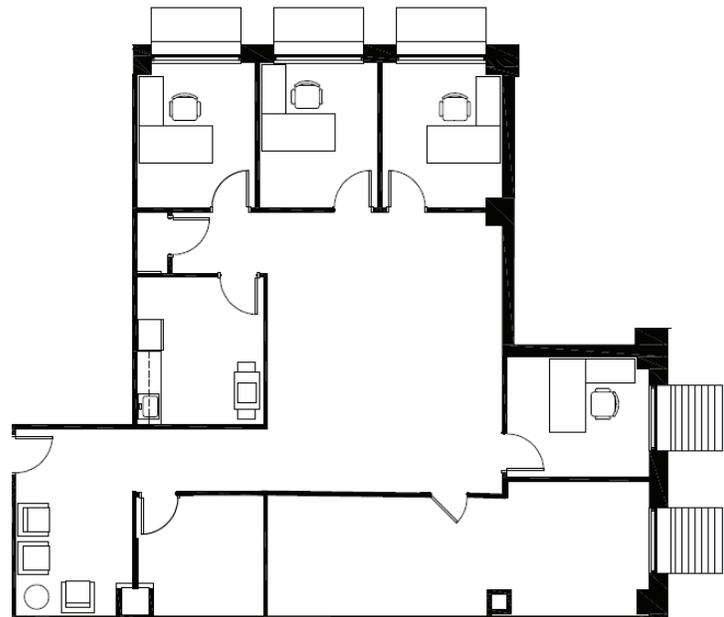
- Uses 60% less energy than a typical office building
- 10% of the energy will be generated from rooftop photo voltaic cells
- Building uses 30% less water than typical office buildings by using captured storm water for irrigation

All translate to lower costs to our tenants!

Suite 1300 | 3,789



Suite 2600 | 2,083 rsf



For more information, contact:

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