



# 3700

**Pinnacle Point Drive | Dallas, TX 75211**

Pinnacle Park I

# For Lease

296,100 SF - 616,875 SF



**COHEN**

Asset Management, Inc. <sup>TM</sup>



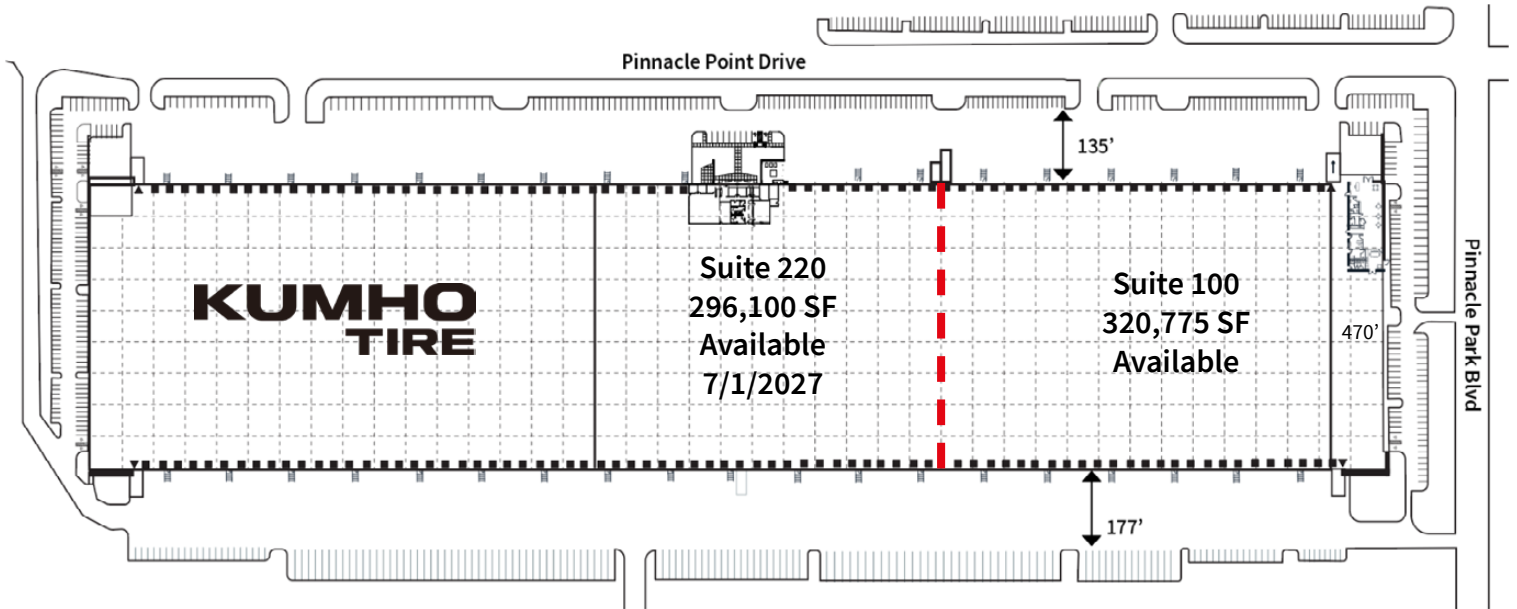
### Property Specifications

|                         |                                                         |
|-------------------------|---------------------------------------------------------|
| Space Available         | 616,875 SF - Divisible to 296,100 SF                    |
| Office Space            | 2 pods (each $\pm 3,000$ SF)                            |
| Configuration           | Cross dock                                              |
| Clear Height            | 32'                                                     |
| Sprinkler               | ESFR                                                    |
| Truck Court             | 135' North   177' South                                 |
| Dock Doors              | 120 (dock equipment in place)                           |
| Oversized Ramps         | 2                                                       |
| Car Parks               | 312                                                     |
| Trailer Parks           | 71                                                      |
| Standard Column Spacing | 52'6" x 50'                                             |
| Speed Bays              | 60                                                      |
| Power                   | 480V / 4,200A (Suite 100 = 1,200A / Suite 220 = 3,000A) |

### Aerial



## Site Plan



### Amenity Map

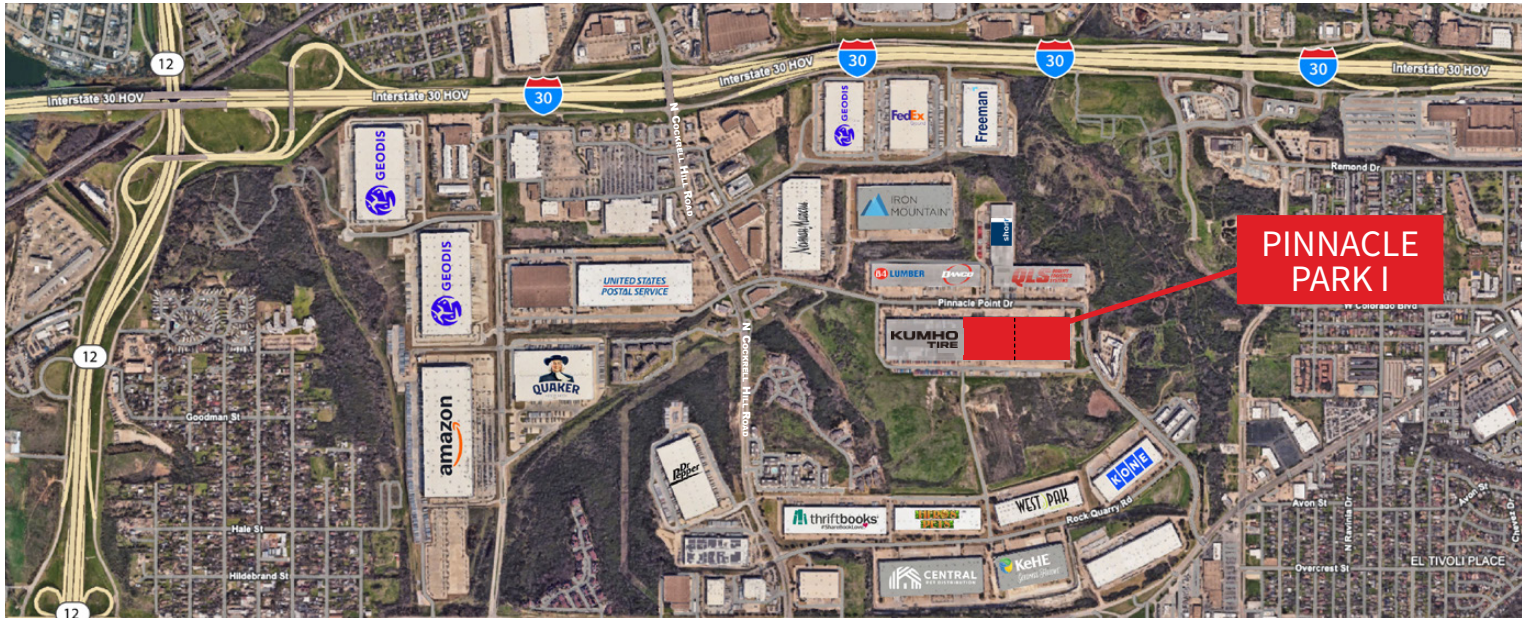


- Restaurants**
  - Texas Roadhouse
  - Olive Garden
  - Chili's Grill & Bar
  - Chick-fil-A
- Hotels**
  - Holiday Inn Express & Suites
  - Home Suites by Hilton
  - Residence Inn by Marriott
  - Fairfield by Marriott Inn & Suites
- Gas Stations**
  - Shell
  - QuikTrip
  - Circle K
  - Exxon
  - Valero
  - Chevron
  - 7-Eleven
- Stores**
  - CVS
  - Walgreens
  - ALDI
  - Tom Thumb
  - Sprouts Farmers Market
  - Walmart Supercenter
  - The Home Depot
  - Lowes
  - Staples



**For Lease**  
**296,100 SF - 616,875 SF Available**

## Location



For more information contact:

**Kurt Griffin**

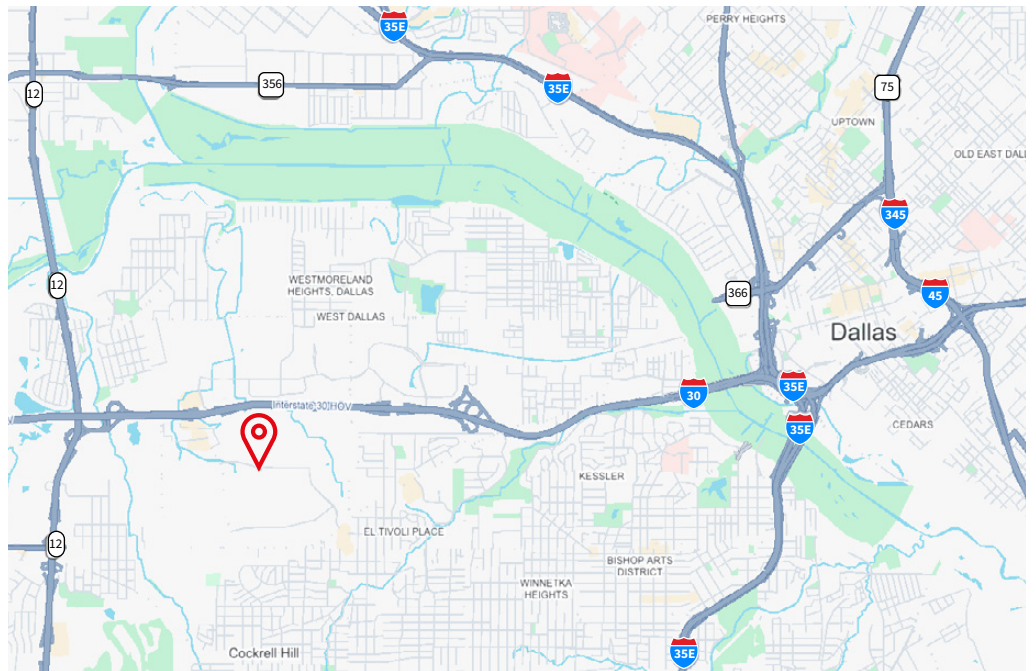
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