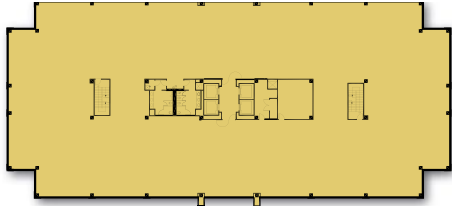


# 2591

## DALLAS PARKWAY



**TYPICAL FLOOR PLAN**

### **BUILDING SPECIFICS**

**A2**

- Year Built..... 1999
- Floors..... Six
- Gross..... 150,000 SF
- Rentable..... 148,201 SF
- Typical Floorplate..... 25,422 SF
- Bay Depth..... 42' – 47'
- Ceiling Height..... 9'-10" with custom  
9' stained wood suite doors
- Windows..... Floor-to-ceiling Viracon  
Solarscreen insulating glass
- Lobby Finishes..... Two-story entrance with floor-to-ceiling  
glass; Anigre Makore wood walls, granite  
entry floors, back lobby granite floor  
with carpet insert, Zolatone walls and  
touch-screen tenant directory
- Parking..... 4/1000
- Elevators..... Four elevators with 3,500 lb. capacity
- HVAC..... Air cooled chillers, air handler units,  
one per floor; DDC controlled with zoned  
VAV and FPB

### **MASTER PLAN**



Double glass entry doors open into spacious two-story lobby. Featuring artwork by well-known Texas sculptors, finishes include mahogany, granite, stainless steel, carpeting and floor-to-ceiling glass windows. Lobby extends past elevators to an outdoor patio overlooking lakes, fountains and the Texas Sculpture Garden. Underground executive parking garage provided as well as spacious surface lot out front. With easy access from the Dallas North Tollway, this property's freeway exposure allows visibility plus easy access for tenants and visitors. Hall Office Park amenities available to all tenants.



**HALL OFFICE PARK**

**Redefining the workplace.**

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