

FACT SHEET

Tollway Towers East

15441 Knoll Trail Drive
Dallas, Texas 75248

ADDRESS: 15441 Knoll Trail Drive
Dallas, Texas 75248

TOTAL BUILDING SQUARE FEET: Approximately 21,661 RSF

AVAILABLE SUITES:

SUITE	RENTABLE SF
SUITE 120	1,850 RSF

COMMON AREA FACTOR: Approximately 20%

FLOORS: Two (2) Stories

RENTAL RATES: \$19.50 PSF, Plus Electricity
*Electricity is equal to \$2.08 PSF

OPERATING EXPENSES:
(BASE YEAR 2026 EXPENSE STOP)

ACTUAL 2025	PROJECTED 2026
\$9.94/sf	\$11.33/sf

TELECOMMUNICATION PROVIDERS: Spectrum and Fiber by AT&T

PARKING: 2.9/1,000 SF
Covered Parking: \$25.00 per month

SECURITY: Press Code System

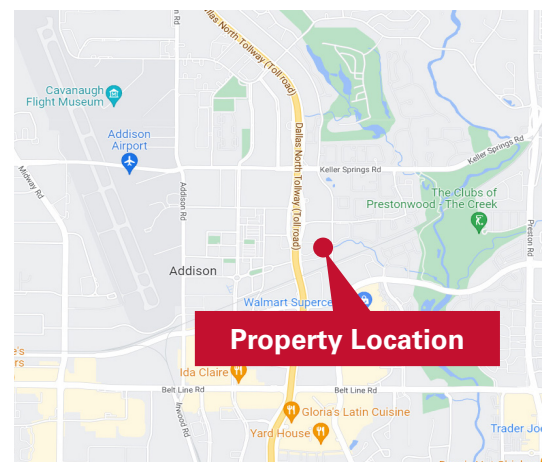
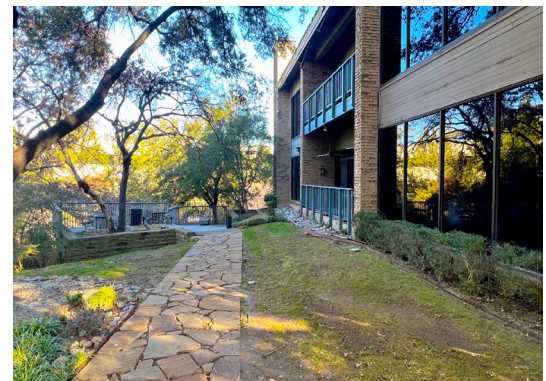
BUILDING HOURS: 7:30 a.m. to 6:00 p.m., Monday - Friday
7:00 a.m. to 1:00 p.m., Saturday

HVAC HOURS OF OPERATION: 7:00 a.m. to 7:00 p.m., Monday - Friday
7:00 a.m. to 1:00 p.m., Saturday

MAIL DELIVERY: Individually assigned mailboxes

AMENITIES:

- Conveniently located off the Dallas North Tollway near Keller Springs, with easy access to President George Bush Freeway and LBJ Freeway.
- On site ownership and management.
- Newly created open-concept Spec Suite immediately available featuring a balcony and a creek view.



For Leasing Information

Richmond Collinsworth
972.776.7041
rcollinsworth@bradford.com
Julie Santaularia
214.460.0305
jmsantaularia@bradford.com