



PROVIDENCE
TOWERS

This is Providence Towers

Class A Office Space Available for Lease





Rediscover Providence Towers

5001 Spring Valley Road, Dallas, TX 75244

CURRENT & MOVE-IN READY

An Iconic Destination for Success.

Providence Towers is a class A office space in the heart of Dallas' Platinum Corridor. With our upscale environment and enviable location, Providence Towers presents the perfect opportunity for tenants to grow their presence in Dallas and thrive.

Building Address: 5001 Spring Valley Road, Dallas TX, 75244

Owner: KBS

Building Size: 12 stories
524,143 rentable square feet

Common Area Factor: 23.24%

Walk Score: 92

Parking: 5 level underground parking
3/1,000 overall parking ratio

Telecommunications: AT&T, Birch, Charter, FPL Fibernet, Level 3,
Logix, Verizon Enterprise, XO Communications

Sustainability: LEED / Energy Star / Wired Certified



WiredScore
GOLD





We've Enhanced the Providence Towers Experience.

After careful consideration of our tenants' needs, we completed intentional upgrades to many of our amenities, making them modernized and essential.



Refreshed Fitness Center

With our tenants' health and wellness in mind, we've added new flooring, turf, graphics, towel service, and upgraded locker rooms.



Expanded Conference Center

Enhancements to lighting and finishes, opening a wall to bring in more natural light— all to create a modern destination that inspires collaboration.



Revived Common Areas

Renovations to lobbies, corridors, and outdoor pathway between East and West Towers.

▼ Recently Renovated Tenant Lounge & Cafe



▼ Tenant Wine Bar & Event Space



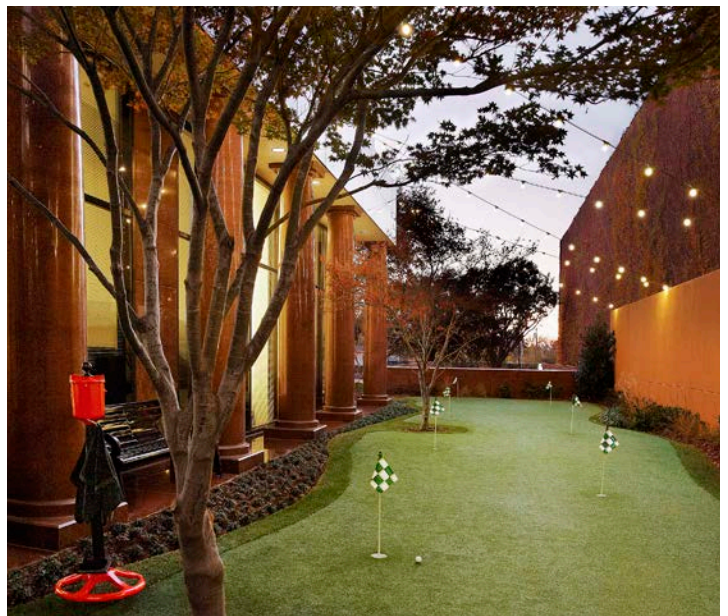
▼ Full-Service Deli & Tenant Dining



▼ Outdoor Tenant Patio



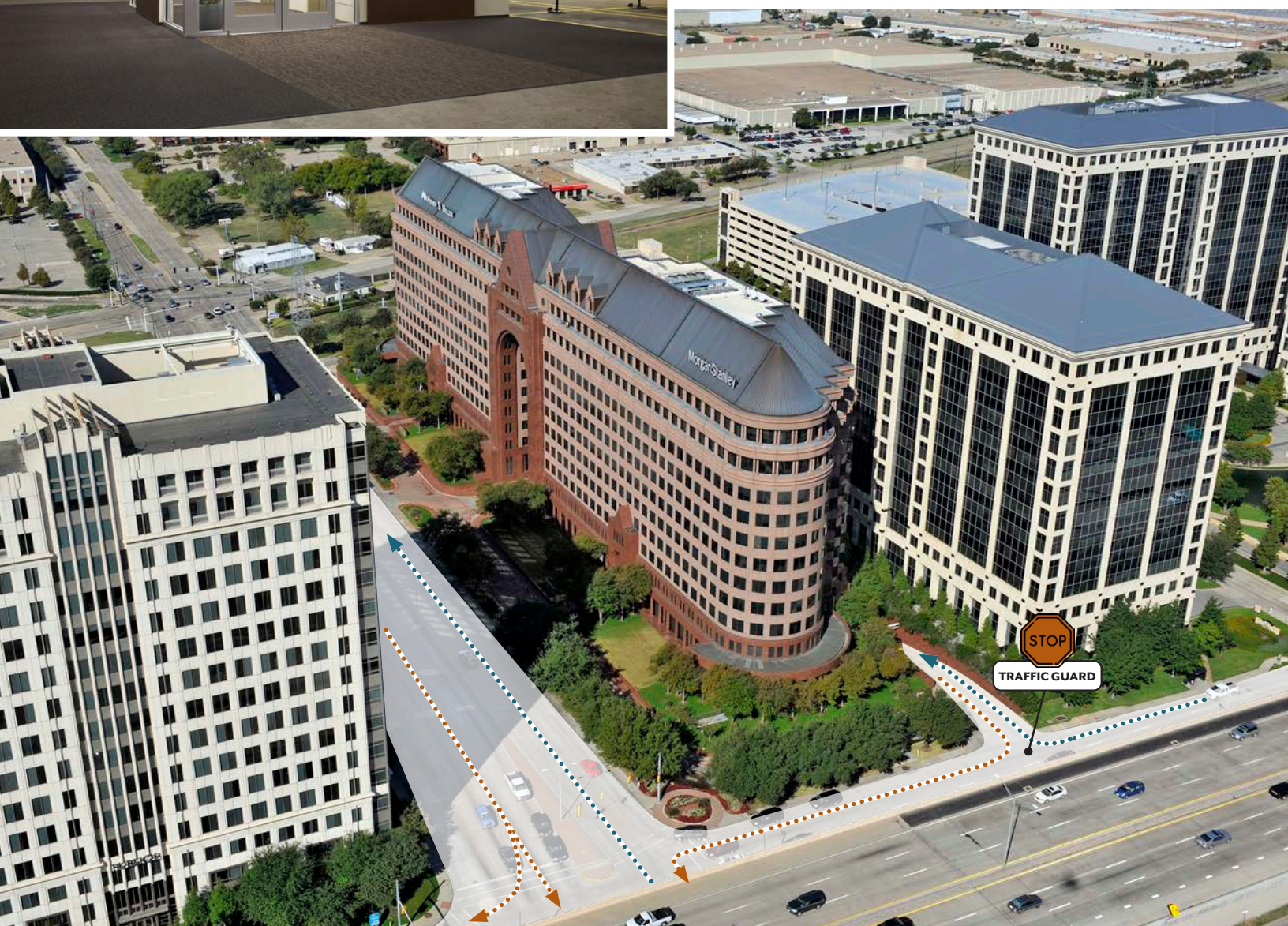
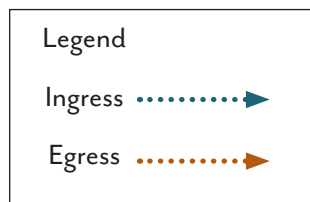
▼ Luxury Putting Green



FAST & UNBEATABLE

Parking That is Unmatched.

With two points of entry / exit and a dedicated afternoon traffic guard, our parking facilities ensure that your commute is comfortable and quick.



The Conventional Office Experience

The Providence Towers Experience

Elevator down to lobby

1

Elevator down to garage

Walk through building / lobby

2

Walk through secure underground parking

Walk in the rain / heat

3

Traffic guard prioritizes you

Dry off / cool off from walk

4

FROM DESK TO TOLLWAY IN 5 MINUTES.



Wait for traffic to exit

5

FROM DESK TO TOLLWAY IN 15 MINUTES.



6

CONVENIENT & ACCESSIBLE

From Work to Play in Minutes.

Providence Towers offers an upscale business environment, enviable amenities, and easy access to everything Dallas has to offer. Situated minutes from Addison, the “restaurant capital of Texas”, tenants can indulge in countless food and retail options, unwind in the best hotels in town, and travel to your next destination via the two nearby airports.

▼ Al Biernat's North



▼ Sidecar Social



▲ Hudson House



▲ Flower Child



NEARBY AMENITIES

RESTAURANTS

1. Kenny's Wood Fired Grill
2. Lazy Dog Restaurant & Bar
3. Lawry's The Prime Rib
4. Fogo de Chao
5. Neighborhood Services
6. Hopdoddy Burger Bar
7. Flower Child
8. Chamberlain's Steakhouse
9. Velvet Taco
10. The Oceanaire Seafood Room
11. Al Biernat's North
12. Hudson House
13. Grand Lux Cafe
14. Sushi Axiom
15. Ida Claire
16. Sidecar Social
17. Table 13

ATTRACTIONS

18. Addison Circle
19. Village on the Parkway
20. Galleria Dallas
21. Virtuvian Park
22. Addison Town Center

SERVICES & RETAIL

23. AMC Theater
24. Whole Foods
25. Bank of America
26. BBVA
27. Target
28. Chase Bank
29. Wells Fargo

HOTELS

30. The Westin Galleria Dallas
31. Hilton Dallas Lincoln Centre
32. Marriott Quorum by the Galleria
33. Embassy Suites by Hilton Dallas
34. Hyatt Place
35. Renaissance Dallas Addison
36. Le Meridien Dallas by the Galleria
37. Sheraton Dallas Hotel by the Galleria

FITNESS

38. Pure Barre
39. Orangetheory Fitness
40. CrossFit Rev 40
41. Planet Fitness
42. gRound Fitness



ESTABLISHED & RESPONSIVE

KBS Supports Our Tenants.

We believe a tenant is more than a name on a lease. We are hands-on, approachable, and recognized as industry leaders in tenant care and broker relationships.

KBS' CORE VALUES DRIVE EVERY DECISION WE MAKE.

01



Integrity Comes First

We improve the lives of our tenants and communities by challenging our colleagues to maintain the highest ethical standards.

02



Relationships Matter

By cultivating equitable relationships with our tenants, investors, and partners, every decision is made with people at the center.

03



Exceed Expectations

We ensure the success of each transaction by exceeding the expectations of our tenants, investors, and partners.



FOR LEASING INFORMATION, PLEASE CONTACT:

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**PROVIDENCE
TOWERS**

Owned By: **KBS** Leased & Managed By: **TT Transwestern**

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