

# 5048 TENNYSON

32,000 RSF OFFICE BUILDING | 5048 TENNYSON PKWY, PLANO, TEXAS 75024

Quoted Rental Rate: \$28.00 - \$29.00 +Electric (\$1.80/RSF)

**FLOORS** 2

**ELEVATORS** 1

**PARKING** 3.5:1,000 RSF

**COMMON AREA FACTOR** 12%

**BUILDING AREA** 31,862 RSF

**FLOOR PLATES** 16,000 RSF

**BUILDING HOURS** Mon-Fri: 8:00 - 5:00 pm; Sat-Sun: Closed  
After hours access by fob access only

**BUILDING HVAC HOURS** Mon-Fri: 7:00 - 7:00 pm; Sat: 7:00 am - 2:00 pm; Sun: Off

**2026 ESTIMATED EXPENSES** Electricity: \$1.80 / RSF  
Operating Expenses: \$5.64 / RSF  
Real Estate Taxes: \$1.82 / RSF

**CEILING HEIGHT** 9' 6"

**LIFE / FIRE SAFETY** Monitored fire control system with overhead fire sprinkler fire suppression

**DATA PROVIDER** AT&T

**LANDLORD** Earth Root Holdings, LLC

**BUILDING AMENITIES** Building conference room  
Tenant Lounge  
Mother's Room  
Building and Monument Signage opportunities  
Executive suites & on-site building concierge services

