

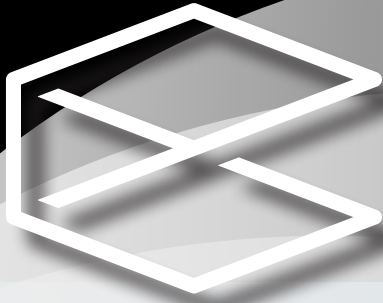
DEVELOPED BY:

**CREATION** REPE

 **PGIM**

DESIGNED AND  
BUILT BY:

**LGE** | **DESIGNBUILD**



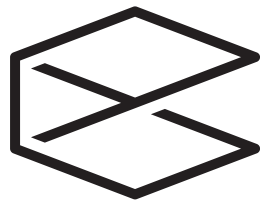
**635**  
EXCHANGE



**THREE BUILDINGS TOTALING 595,688 SF**  
SWC OF I-635 AND I-35, DALLAS TX 75229

PROFESSIONALLY  
LEASED BY:

  
**STREAM**



**635**  
EXCHANGE



# SITE PLAN

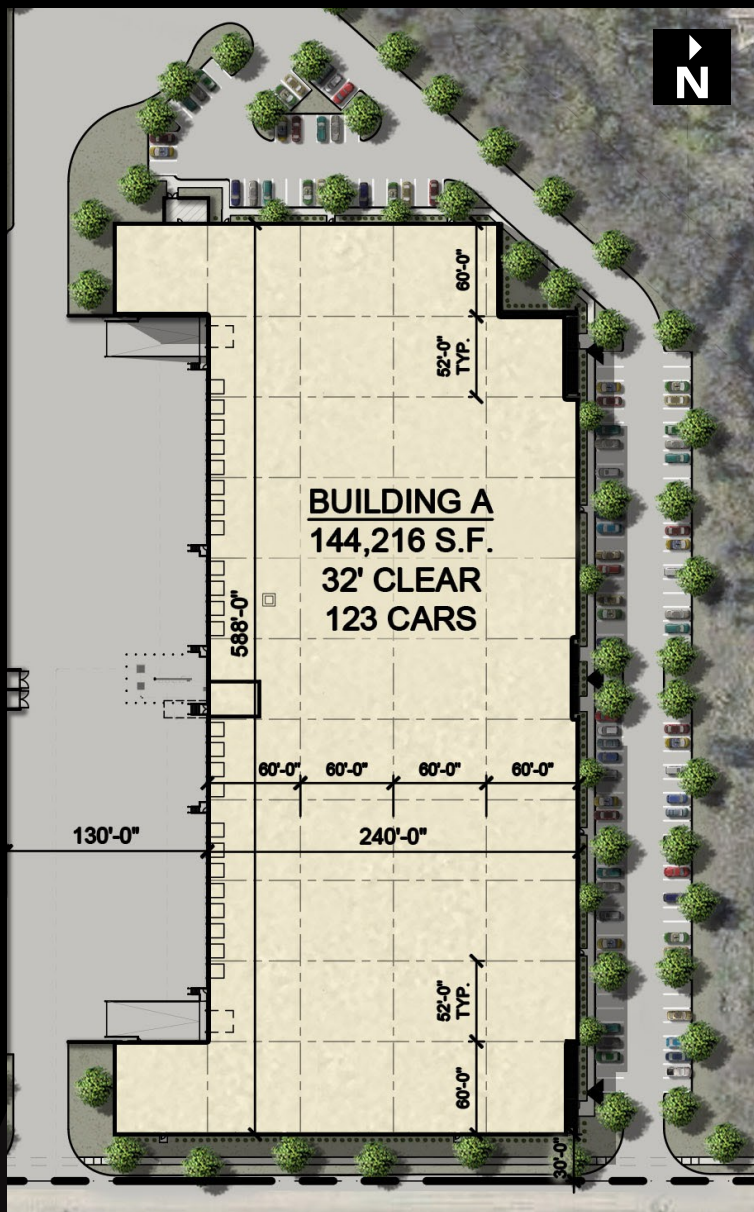
THREE BUILDINGS TOTALING 595,688 | CLASS A INDUSTRIAL DEVELOPMENT



# BUILDING A

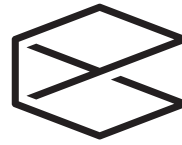
# 144,216 SF

SWC OF I-635 AND I-35, DALLAS, TX 75229



## BUILDING A

TOTAL SQUARE FOOTAGE:	144,216 SF
DIVISIBLE TO:	37,440 SF
OFFICE SQUARE FOOTAGE:	BTS (3,000 SF Spec Office Planned)
CLEAR HEIGHT:	32'
BUILDING DIMENSIONS:	588' x 240'
TYPICAL COLUMN SPACING:	52'w x 60'd
LOADING:	24 (9' x 10') Dock High Doors & 2 (12' x 14') Ramped Doors
STAGING BAY:	60'
BUILDING DEPTH:	240'
CAR PARKING SPACES:	123
TRUCK COURT:	130'
FIRE SUPPRESSION:	ESFR
CONFIGURATION:	Rear Load
SLAB THICKNESS:	7"
PLANNED POWER:	3,000A, 480V, 3 Phase

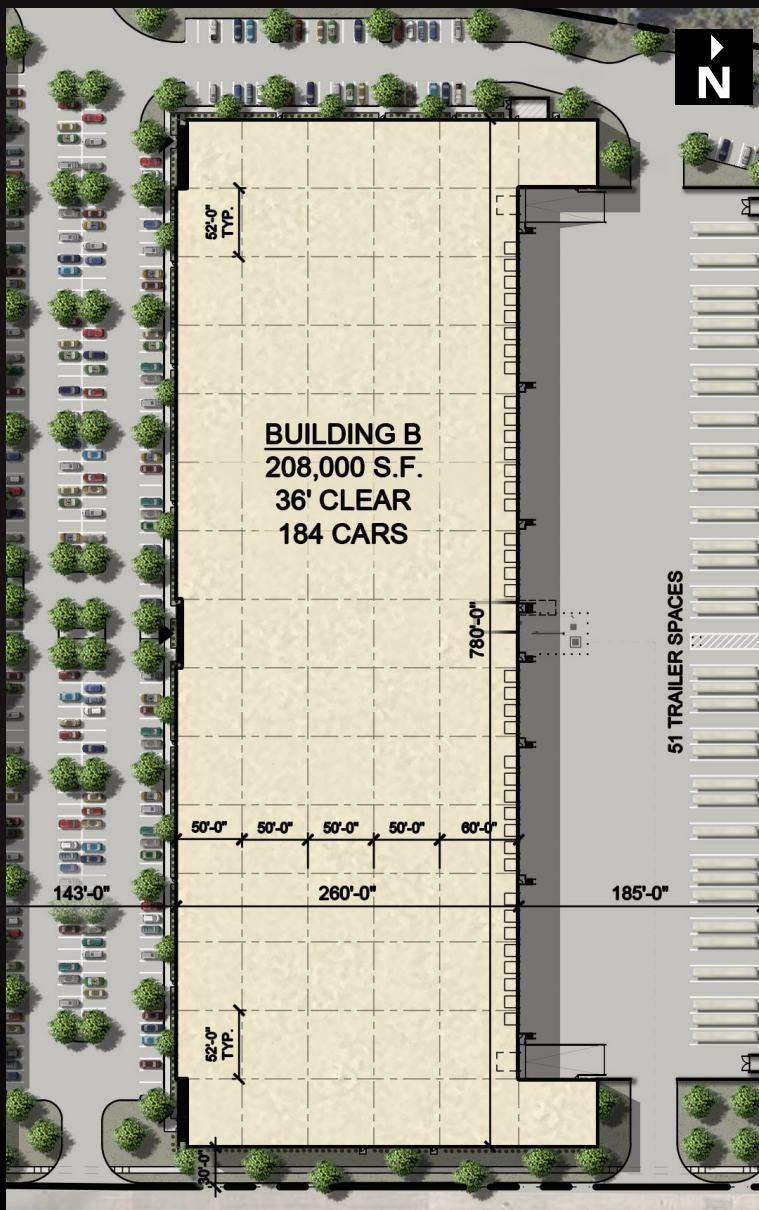


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# BUILDING B

# 208,000 SF

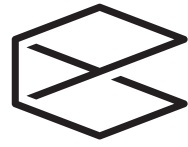
SWC OF I-635 AND I-35, DALLAS, TX 75229



## BUILDING B

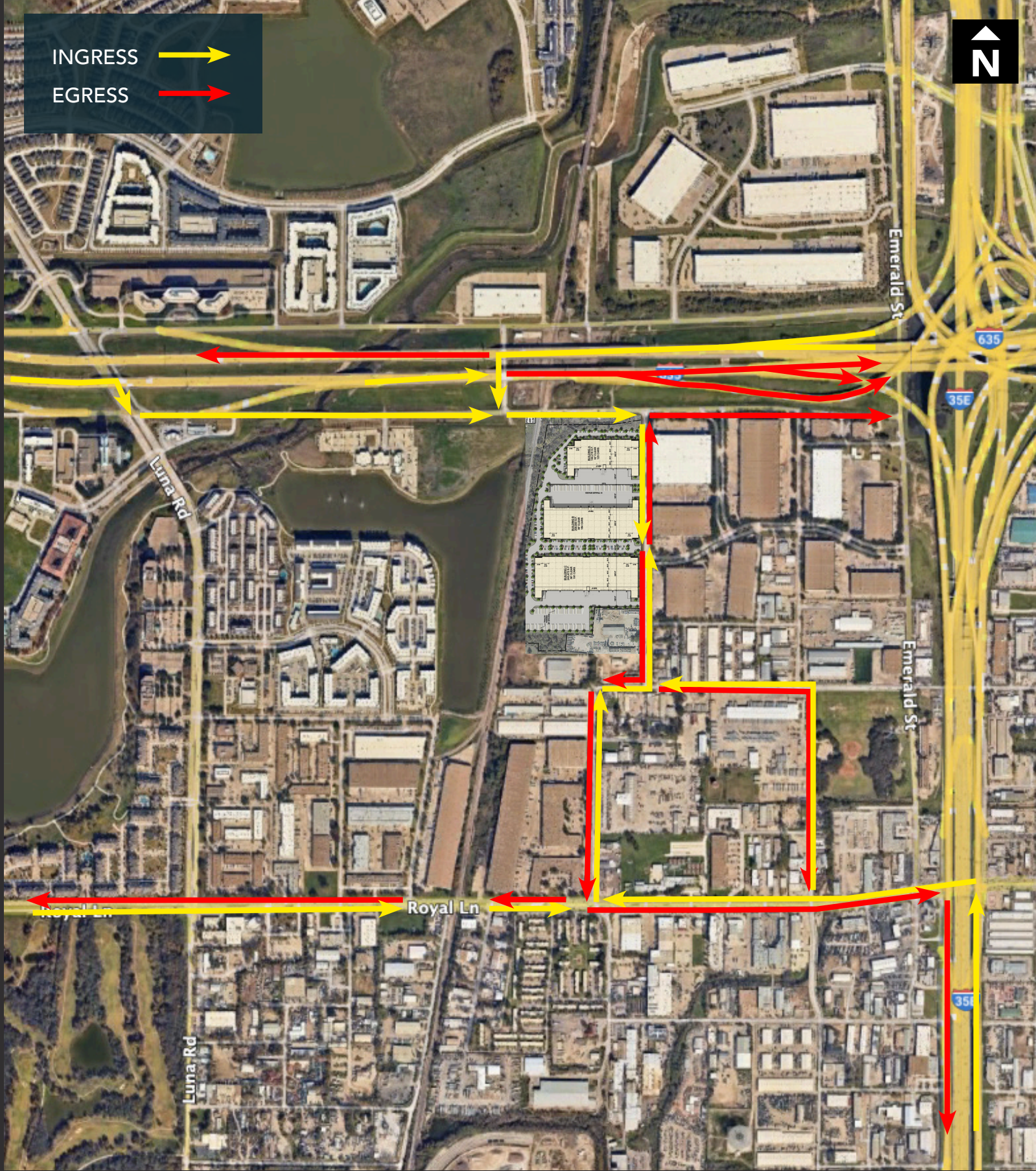
TOTAL SQUARE FOOTAGE:	208,000 SF
DIVISIBLE TO:	54,080 SF
OFFICE SQUARE FOOTAGE:	BTS (3,000 SF Spec Office Planned)
CLEAR HEIGHT:	36'
BUILDING DIMENSIONS:	788' x 260'
TYPICAL COLUMN SPACING:	52'w x 50'd
LOADING:	38 (9' x 10') Dock High Doors & 2 (12' x 14') Ramped Doors
STAGING BAY:	60'
BUILDING DEPTH:	260'
CAR PARKING SPACES:	184
TRUCK COURT:	185'
TRAILER PARKS:	51
FIRE SUPPRESSION:	ESFR
CONFIGURATION:	Rear Load
SLAB THICKNESS	7"
PLANNED POWER:	3,000A, 480V, 3 Phase

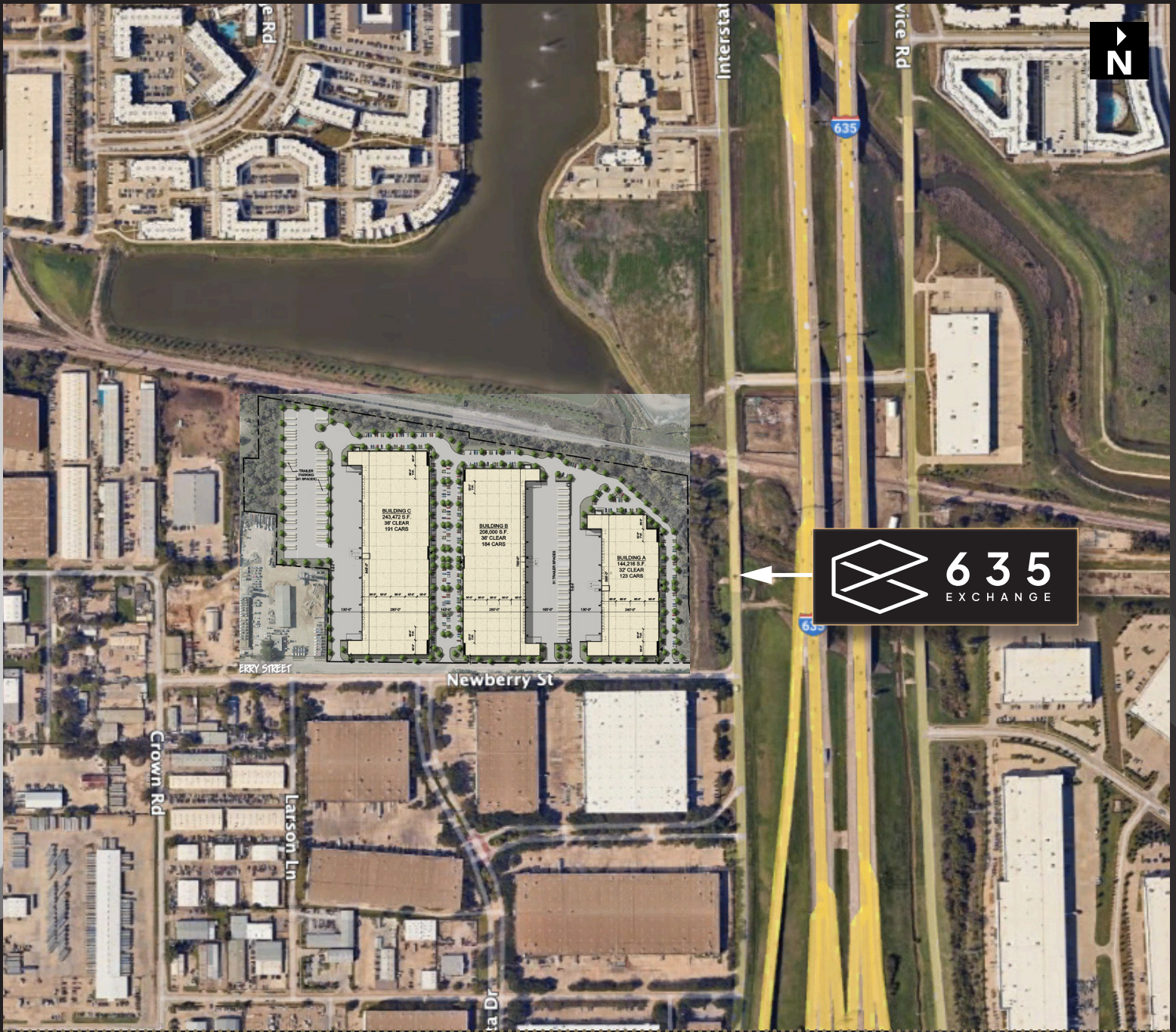




635  
EXCHANGE

INGRESS   
EGRESS 





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