

THE OFFICES AT FAIRVIEW TOWN CENTER

195 Murray Farm Road

Fairview, Texas

98,772 SF available



PROJECT FEATURES INCLUDE:

- I-75 frontage with easy access to SH 121
- Divisible to 5,000 Square Feet
- Shell delivered as of Summer 2021
- Design Build Office Layouts
- 5.5 per 1000 parking ratio (potentially expandable)
- Building Signage Available
- Adjacent to Fairview Town Center with walkable Quality Restaurants and Retail Nearby

LINCOLN
PROPERTY
COMPANY

MICHAEL PEINADO
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BUILDING FEATURES

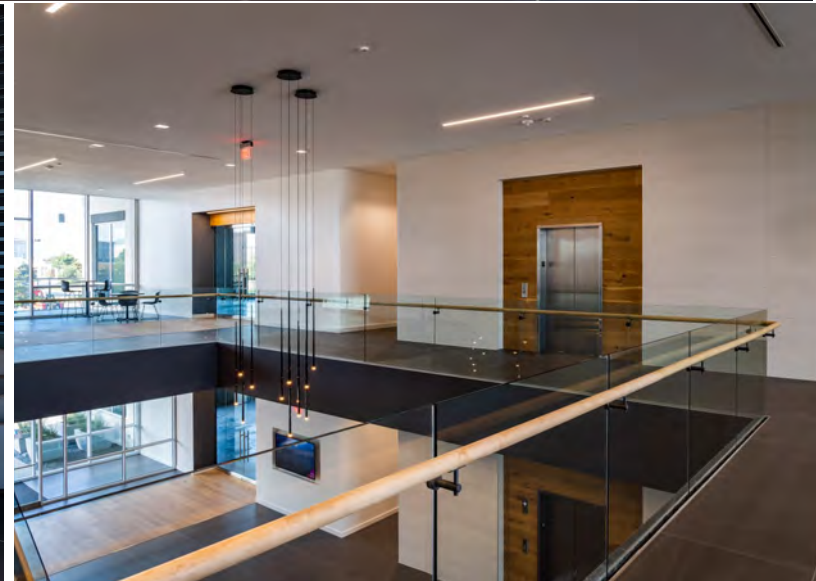
| | |
|---|--|
| Ceiling Height | 10' ceiling, 15' floor to floor height |
| Structural Liveload 2nd Floor | 100 lbs/SF exterior and 100 lbs/SF interior |
| Exterior Glass System | Clear, anodized aluminum with 1" insulated glass |
| Fiber Optics | Fiber optics available, provider to be determined |
| Fire Protection | Piping to including main entrance, back flow preventer, alarm valve, main and branch piping to lease space and upright sprinkler heads installed to code |
| Electrical | Service to building is 4000 amp, 480 volt, three phase system distributed to high and low voltage panels on each floor |
| HVAC | The Building HVAC system will use packaged rooftop air conditioning units loaded with high-efficiency features including variable speed technology, 100% outside air economizer, and fully modulating building pressure monitoring and control. Cooling capacities total 220 Tons (up to 11.5 btuh/sf Tenant interior heat gain). Air distribution will be provided to the Building tenant areas via medium pressure primary duct system. All single-duct and fan-powered VAV terminal units with integral heating will be custom designed and installed as part of the tenant finish out. The system will be controlled via an integrated building management system. |
| Multi-Tenant Factor | approximately 14-15% |

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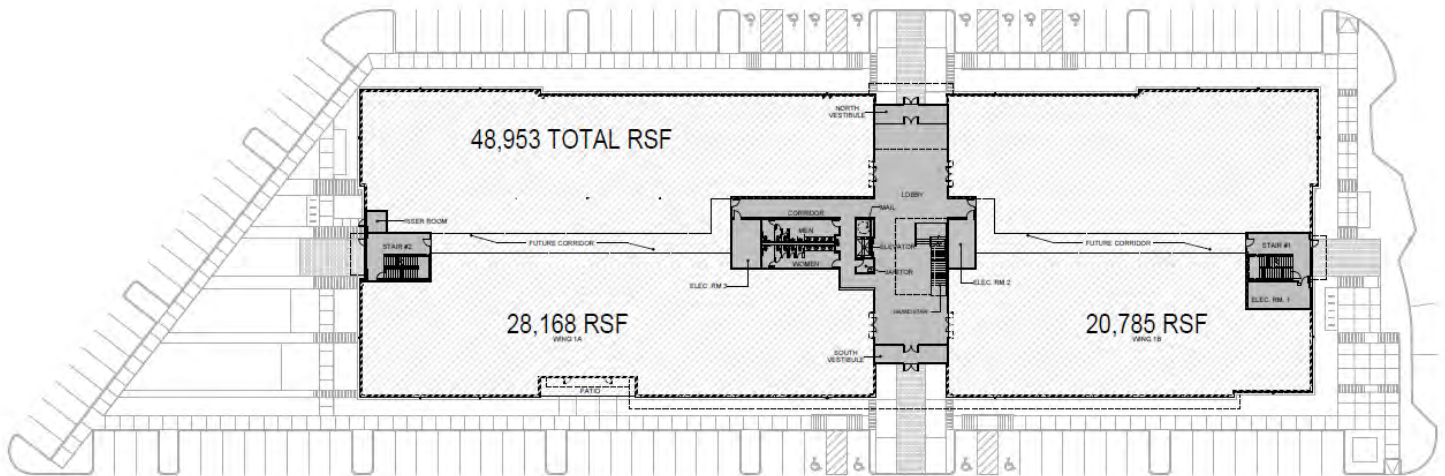
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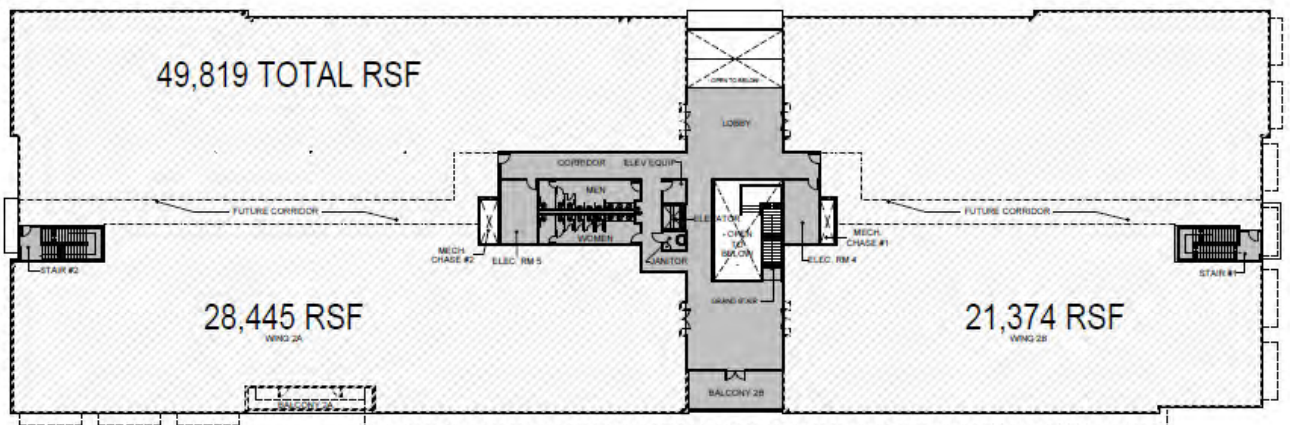
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FIRST FLOOR



SECOND FLOOR



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Situated within the immediate vicinity of The Fairview Town Center, the property is immediately accessible and walkable to quality restaurants and retail. The link below provides further detail of the property's current position within the amenity rich mixed-use development.

<https://www.fairviewtowncenter.com/>

Nearby Amenities

- ◆ F45 Training
- ◆ Destination Wine Bar
- ◆ Killarney's Live
- ◆ Zoe's Kitchen
- ◆ Café Gecko
- ◆ Wild Salsa
- ◆ iPic
- ◆ Bowlero
- ◆ 24 hour fitness
- ◆ Lenscrafters
- ◆ Macy's
- ◆ AKa Hibachi & Sushi
- ◆ Venture X
- ◆ Wild Acre Brewery
- ◆ Cream and Sugar
- ◆ Gloria's Latin Cuisine
- ◆ The Container Store
- ◆ Dallas Cowboys Pro Shop
- ◆ Dillard's
- ◆ Boomerjack's Grill
- ◆ Elliott's Hardware
- ◆ Frenzi
- ◆ GoGo Balloonz
- ◆ JCPenney
- ◆ Jos. A Bank
- ◆ Whole Foods
- ◆ RaceTrac



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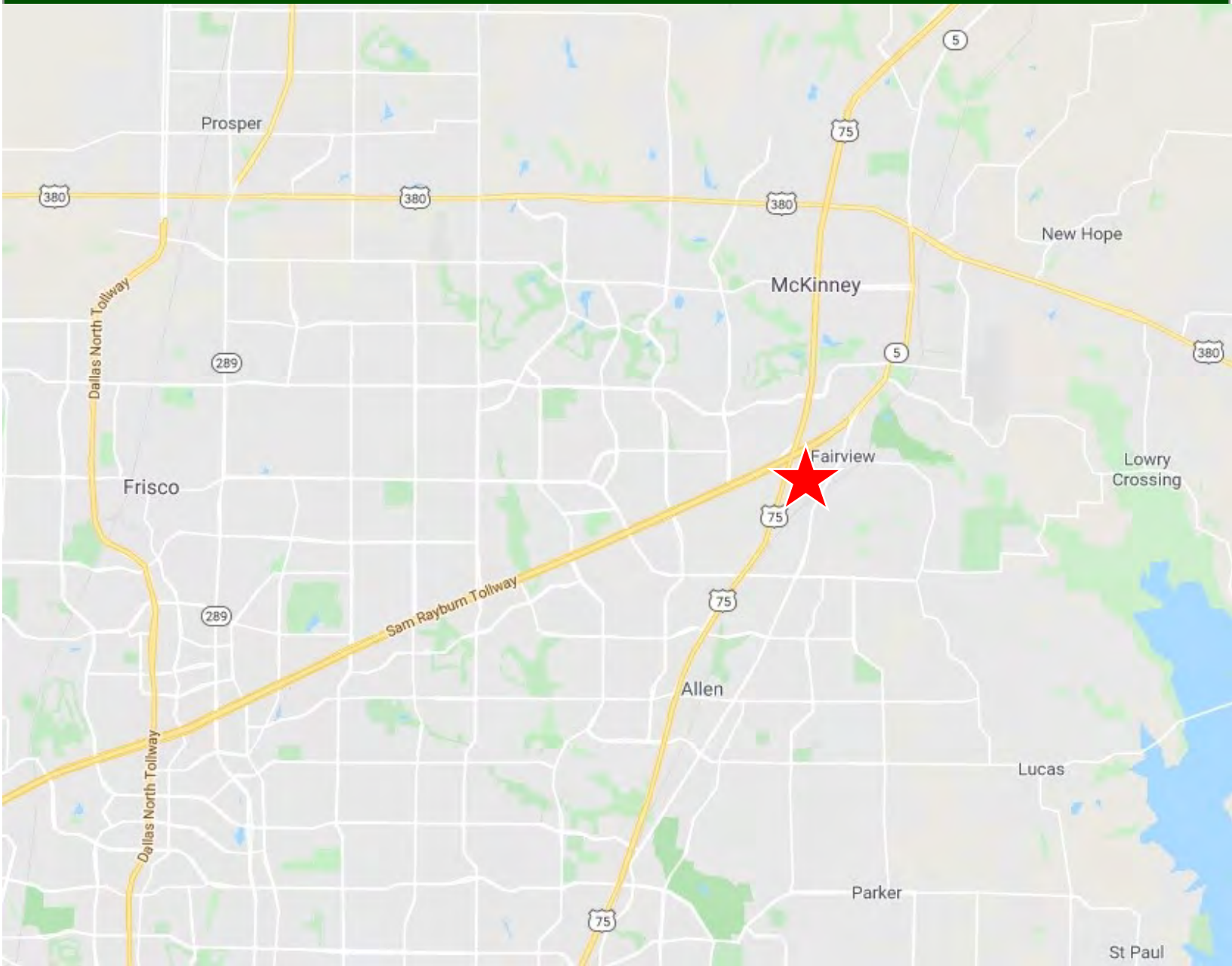
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