



GRANITE TOWER

4055 VALLEY VIEW LN, DALLAS, TEXAS 75244



ABOUT THE BUILDING

- 240,153 RSF ; 10 stories
 - Newer product along LBJ Freeway (Built in 1999)
 - Class A office tower
 - NEW state-of-the-art tenant conference center, fitness center, and tenant lounge
 - Recent Common Area Enhancements
 - Proposed New Spec Suites
 - On-Site Café
 - Top of Building Signage Opportunity
 - Financially sound and responsive ownership
 - Elegant architecture
- Efficient rectangular floorplates
 - Easy Access to LBJ Freeway, Dallas North Tollway and I-35
 - Adjacent to the Doubletree Hotel & Conference Center
 - Multi-Tenant Factor: 17.21%
 - Single-Tenant Factor: 4.33%
 - 4/1,000 Parking Ratio with 67% Garage and 33% Surface Parking
 - 5 Passenger and 1 Dedicated Freight Elevator
 - On-Site Management, Engineering and Security




20 MINUTES
 TO DFW AIRPORT


20 MINUTES
 TO LOVE FIELD AIRPORT

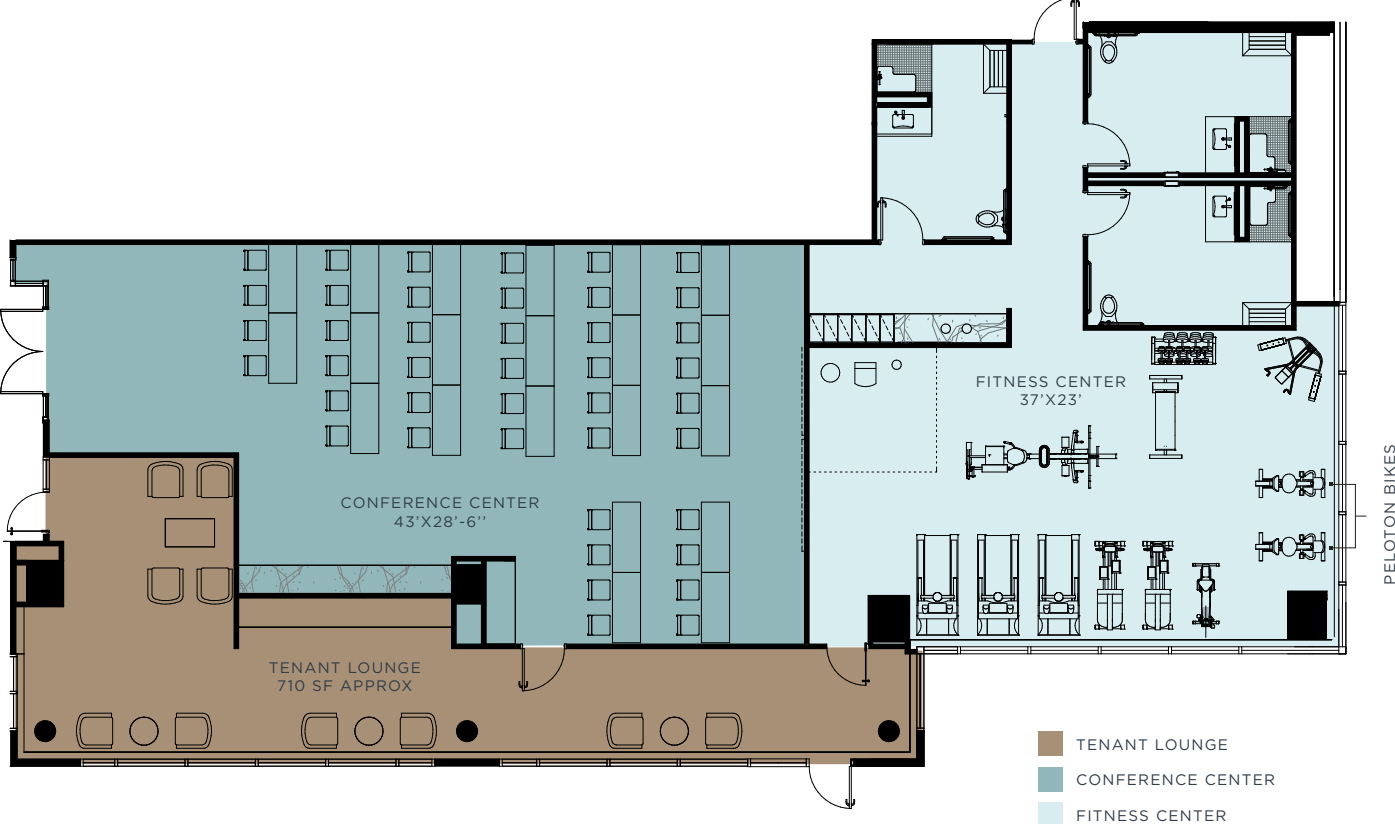

6 MINUTES
 TO ADDISON AIRPORT


22 MINUTES
 TO DALLAS CBD


35 MINUTES
 TO FT. WORTH CBD


30 MINUTES
 TO FRISCO

ON-SITE AMENITIES



- New State-of-the-Art Tenant Lounge, Conference and Fitness Centers
- New Outdoor Plaza Seating Area
- On-Site Cafe



AREA AMENITIES



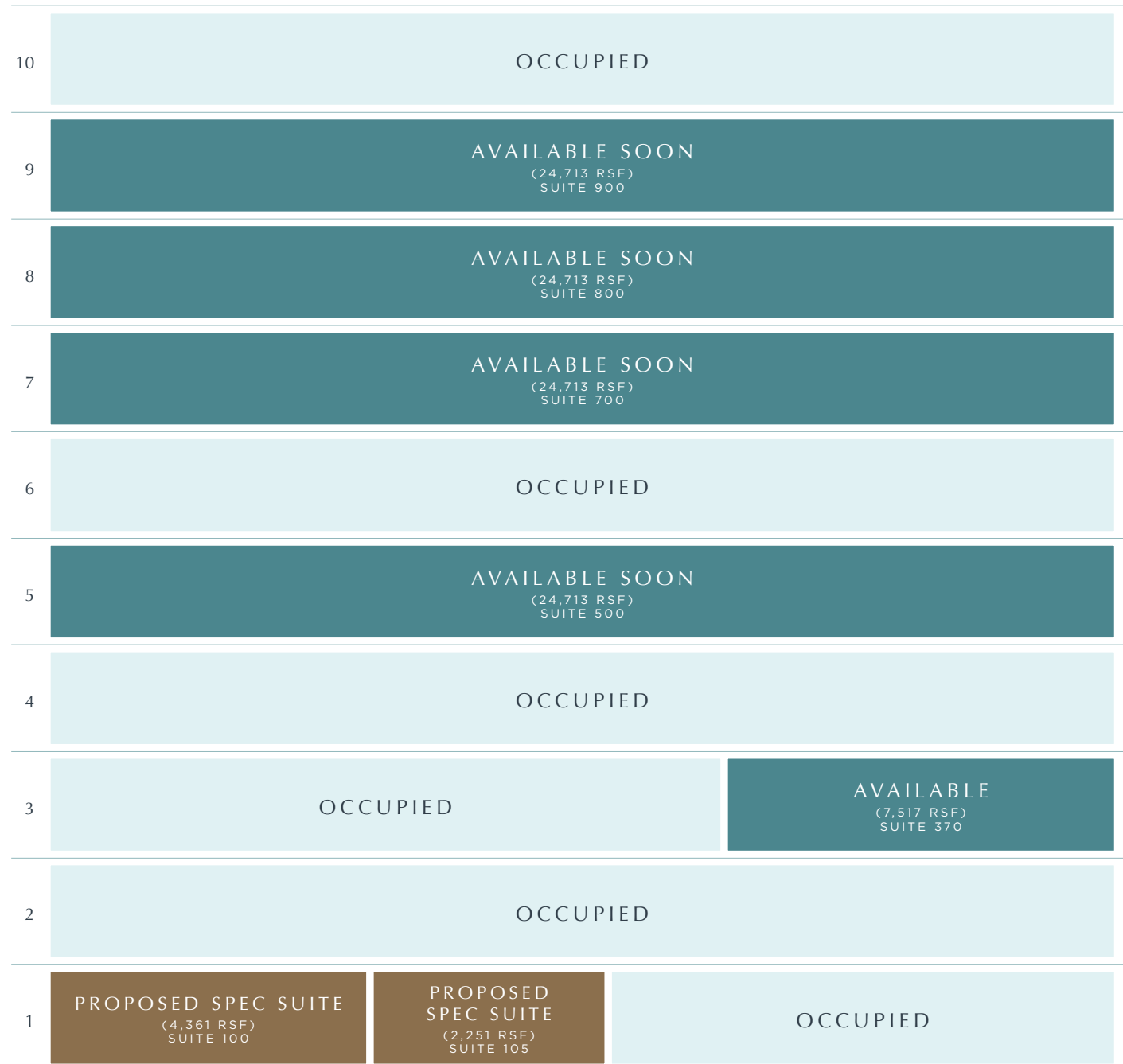
300+ RESTAURANTS
WITHIN 2 MILES

37+ HOTELS
WITHIN 2 MILES

460+ RETAIL OPTIONS
WITHIN 2 MILES



AVAILABLE SPACES



TOTAL AVAILABLE: 112,981 RSF

PROPOSED SPEC SUITES

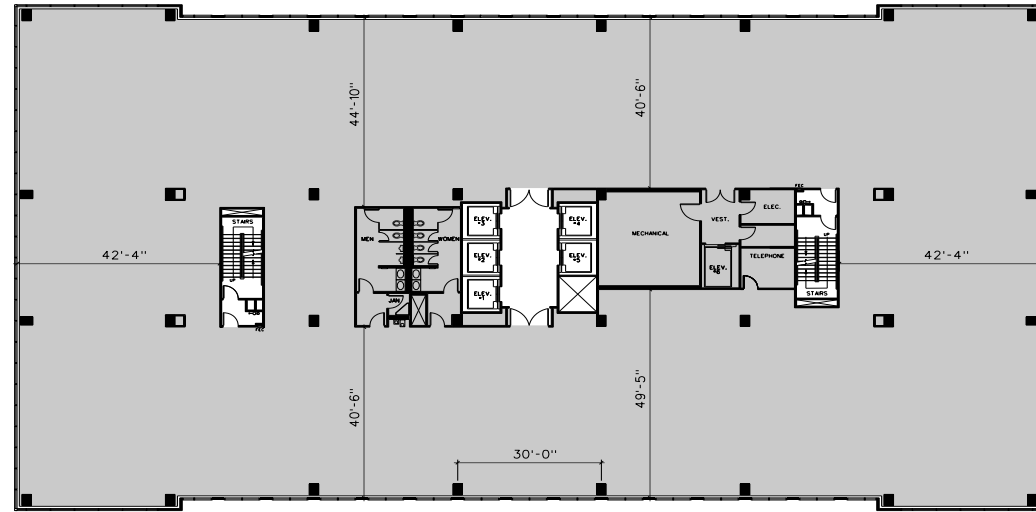
PROPOSED SPEC SUITE 100
4,361 RSF

PROPOSED SPEC SUITE 105
2,251 RSF



■ PROPOSED SPEC SUITE 100 ■ PROPOSED SPEC SUITE 105

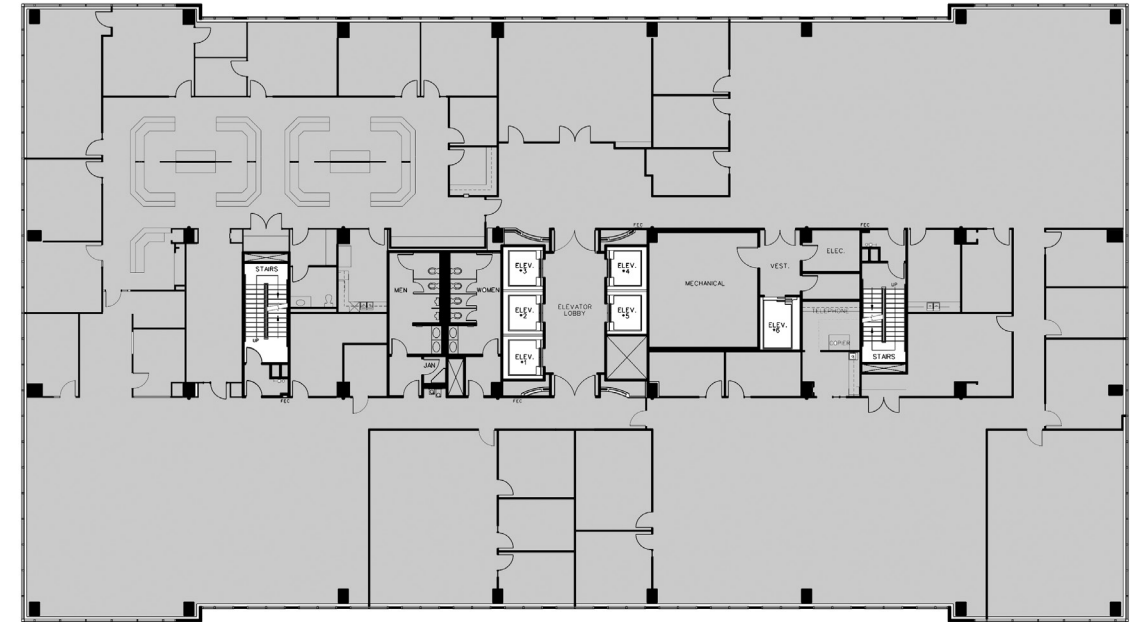
SUITE 800 | 24,713 RSF



BENEFITS OF SUITE 800

- Efficient Rectangular Floor Plates (24,713 RSF)
- Floor-to-Ceiling Glass
- Optimal Bay Depths
- Unencumbered Views
- Single Tenant Factor of 4.04%
- Virtually Column-Free Floorplates
- Separate Entrance for Freight Elevator

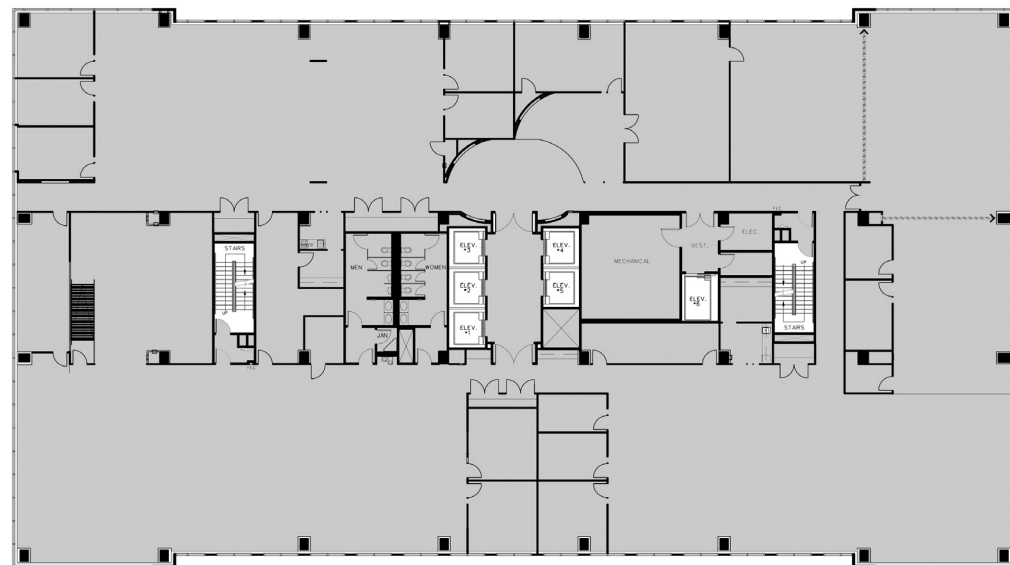
SUITE 700 | 24,713 RSF



SUITE 900 | 24,713 RSF



SUITE 500 | 24,713 RSF





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LEASING INFORMATION

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LEASED & MANAGED BY:



A PROPERTY OF:

