

One Financial Plaza

Features & Amenities



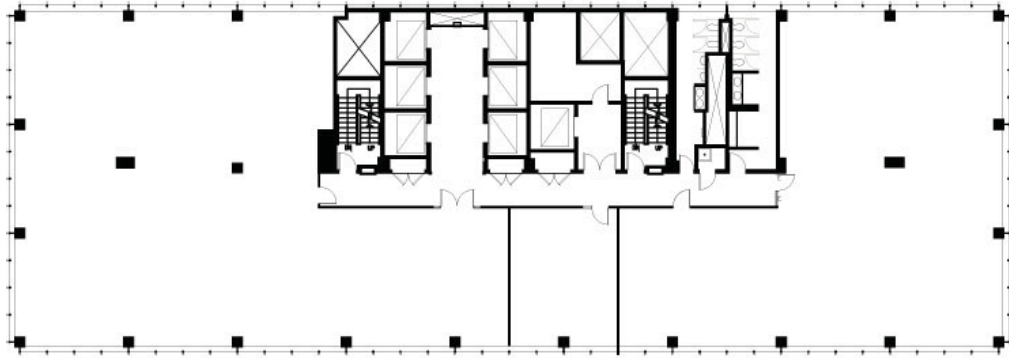
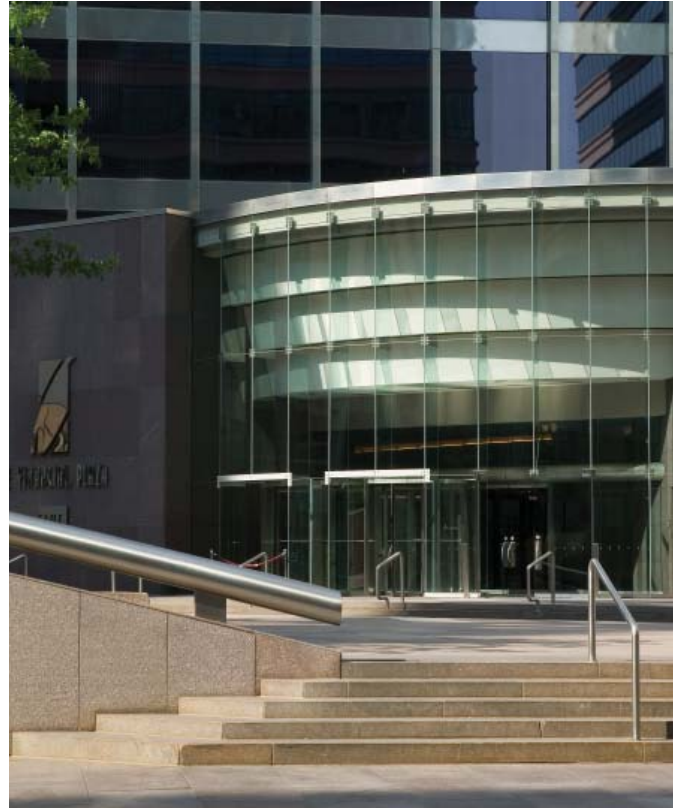
Building Size:	393,902 square feet
Available Space:	620 to 251,490 sq. ft.
Floors:	26
Space Features:	Efficient floor plates offering above-average glass lines and corner offices
Parking:	Attached garage parking and abundant nearby parking
Retail:	D'Brian's, Turtle Bread, Asian Max, Starbucks and other shops

Amenities:

- Full-service banking
- Excellent hotels, restaurants and other amenities within walking distance
- 1/4 block from light rail system
- 24-hour on-site security/card access
- Direct skyway access to all sectors of the Central Business District
- Conference facility
- On-site property management

Photos & Typical Floor Plan

One Financial Plaza



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Building Size:	393,902 square feet
Available Space:	620 to 251,490 square feet
Floors:	26
Net Rental Rates:	\$12.00 per square foot (office) \$25.00 per square foot (retail)
Operating Expenses & Real Estate Taxes:	\$9.12 (2009 office estimate) <u>\$2.61 (2009 office estimate)</u> \$11.73 (2009 office estimate) \$8.77 (2009 retail estimate) <u>\$3.46 (2009 retail estimate)</u> \$12.23 (2009 retail estimate)
Year Built:	1960
Availability:	Immediately
Parking:	Garage parking and abundant nearby parking
Features & Benefits:	<ul style="list-style-type: none">• Full-service banking• Excellent hotels, restaurants and other amenities within walking distance• 1/4 block from light rail system• 24-hour on-site security/card access