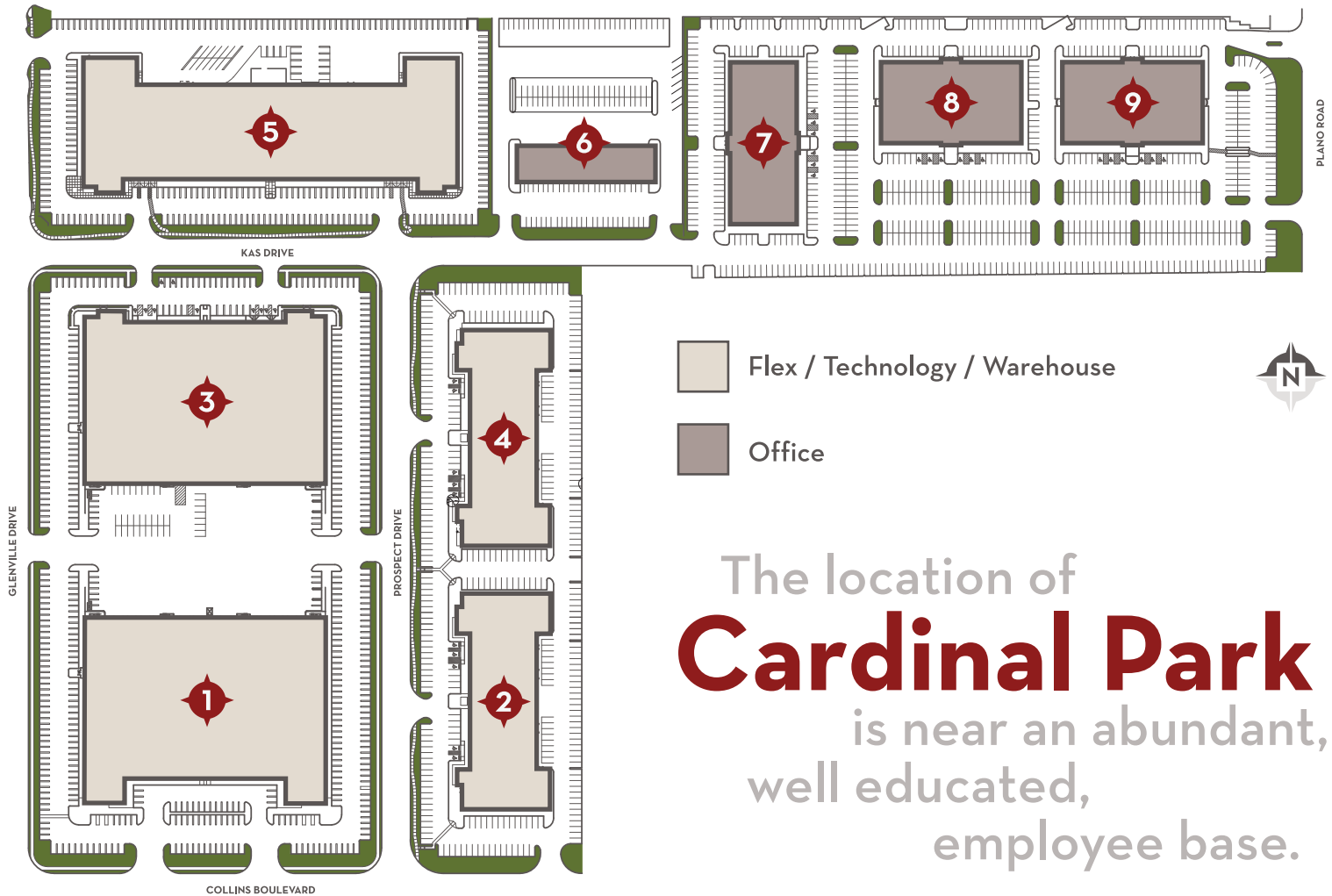


CARDINAL PARK

FLEX | TECHNOLOGY | OFFICE





The location of
Cardinal Park
is near an abundant,
well educated,
employee base.

Cardinal Park is a premier, master planned, 30 acre, campus-style development consisting of nine buildings. The campus totals over 550,000 square feet of space. Strategically located in the heart of the Telecom corridor, **Cardinal Park** offers technical infrastructure, responsive and stable ownership, flexible multi-use space and a broad base of employees for companies to draw from. Additionally, ample parking, nearby retail support and easy access to DART rail lines position **Cardinal Park** to provide a combination of modern, functional, and cost-effective space for today's innovative companies.



Cardinal Park

provides a combination
of modern, functional
and cost effective space
for today's innovative companies.



OFFICE SPACE:

- Large efficient floor plates
- 5: 1,000 SF parking ratio
- Building signage for full building user
- Heavy electrical capacity
- Fiber in building
- Well educated workforce close by
- DART Bus Stop & access to light rail station
- Retail amenities within walking distance
- Situated in the heart of the Telecom Corridor
- Easy Access, close to SH190 and 75
- Superior, stable ownership



FLEX / TECHNOLOGY / WAREHOUSE:

- Premium office/flex finish-out in place
- 3: 1,000 SF parking ratio
- Grade level and dock high loading
- 24' - 28' Clear Height
- Heavy electrical capacity
- Raised flooring and data racks available
- Transformer positions available
- Fully Sprinklered
- Dual fiber access situated in the heart of the Telecom Corridor
- Superior, stable ownership



LOCATION

Cardinal Park is conveniently located just minutes south President George Bush Turnpike (SH190) and one mile east of Central Expressway (75). Access to DFW International via SH190 is a 25 minute trip. The Dallas CBD is 15 minutes to the south of **Cardinal Park**. The location of **Cardinal Park** is near an abundant, well educated, employee base. The University of Texas at Dallas is less than 3 miles away and offers employers some of the best and brightest college graduates in technology related fields.



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