

1525 WEST WALNUT HILL



1555 WEST WALNUT HILL



PROPERTY FEATURES

Las Colinas Commons is a two building 224,771 SF development located at 1525 - 1555 Walnut Hill Lane in the Las Colinas Office Center. Extensive renovations in 2007 included new building entries, exterior facades, new high efficiency HVAC systems, upgraded mechanical, security and life safety systems, new lobbies, common areas, restrooms, elevator cabs and the addition of monument signage. The property is located adjacent to DFW International Airport and provides numerous amenities to tenants, abundant parking, and is in close proximity to many restaurants and hotels.

- Full Floor Availabilities in Walnut Hill Business Park
- Covered drive facing Walnut Hill
- Monument Signage Available
- 5/1,000 parking
- The property currently has fiber provided by AT&T, Frontier, and Spectrum
- Local Management with On-Site Engineering

1525 WEST WALNUT HILL (SINGLE TENANT CAPABILITY)

- Year Built/Renovated: 1979/2001
- Total RBA: 62,866 SF
- Floor Plate: approximately 20,000 SF
- Second Generation Space ready for Tenant Improvements
- Availability - 2,500 up to 62,866

1555 WEST WALNUT HILL

- Year Built/Renovated: 1981/2006
- Total RBA: 162,438 SF
- Floor Plate: approximately 80,000 SF
- Shell Space with ceiling dropped in
- Availability - 8,000 up to 43,849 SF



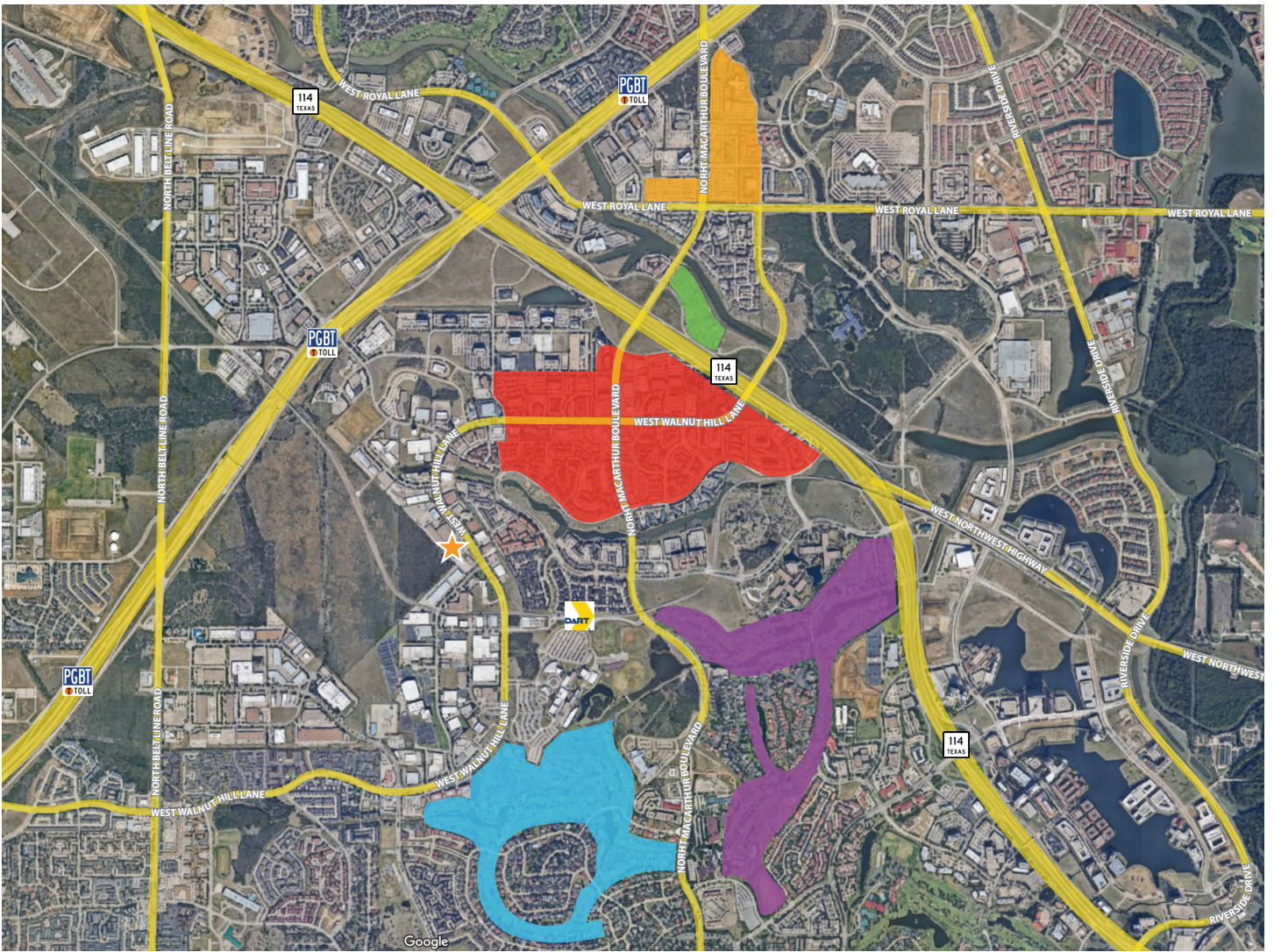
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 **HOLT LUNSFORD**
COMMERCIAL

AMENITIES MAP

- | | | | | | |
|---|--|--|--|--|---|
| <ul style="list-style-type: none"> Inchin's Bamboo Garden Chennai Cafe Southern Spice Dimassi's Mediterranean Buffet Wingstop Wow Hair Studio Gentle Dentistry of Las Colinas In-Out-Burger Yummilicious Frozen Yogurt Andalous Mediterranean Grill Lenny's Sub Shop | <ul style="list-style-type: none"> Bread Zeppelin Salad Elevated Five Guys Burgers & Fries Pie Five Pizza Company La Madeleine Country French Cafe Sushi Tokyo Sprint Store Pollo Tropical Zoes Kitchen Primrose School of Las Colinas Blu Ginger Thai Cafe | <ul style="list-style-type: none"> SPIN! Neopolitan Pizza The Bistro Veranda Greek Cafe Jack in the Box Wendy's Beirut Rock Cafe Sonic Drive-In Champps Kitchen and Bar Benihana Rodizio Grill | <ul style="list-style-type: none"> Vitality Bowls Red Hot & Blue Taco Diner Terra Mediterranean Grill Smashburger SunstoneFIT The Blue Fish The Keg Steakhouse & Bar The Ranch at Las Colinas | <ul style="list-style-type: none"> TPC Four Seasons | <ul style="list-style-type: none"> Cottonwood Valley Golf Course |
|---|--|--|--|--|---|

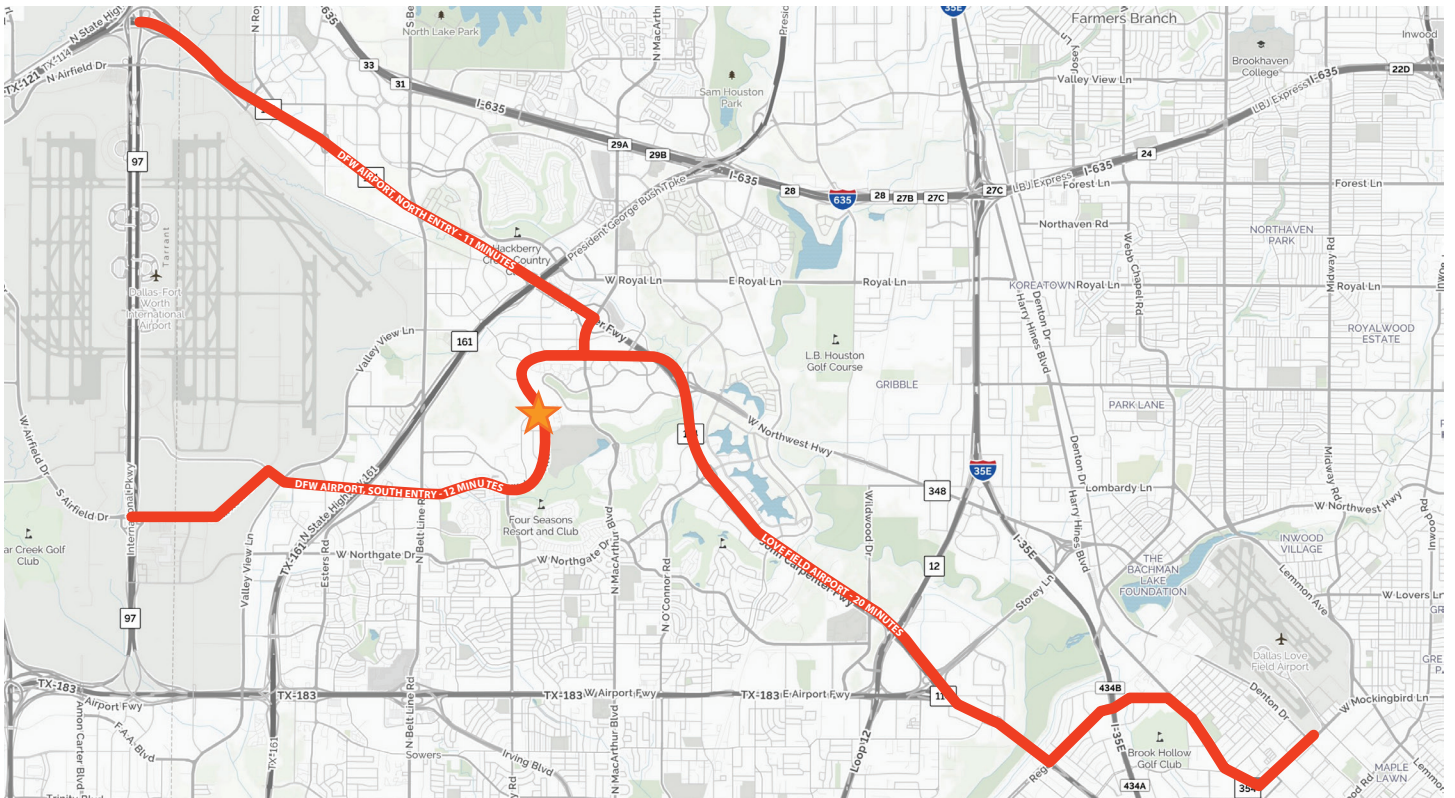


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LOCATION MAP



LAS COLINAS
COMMONS

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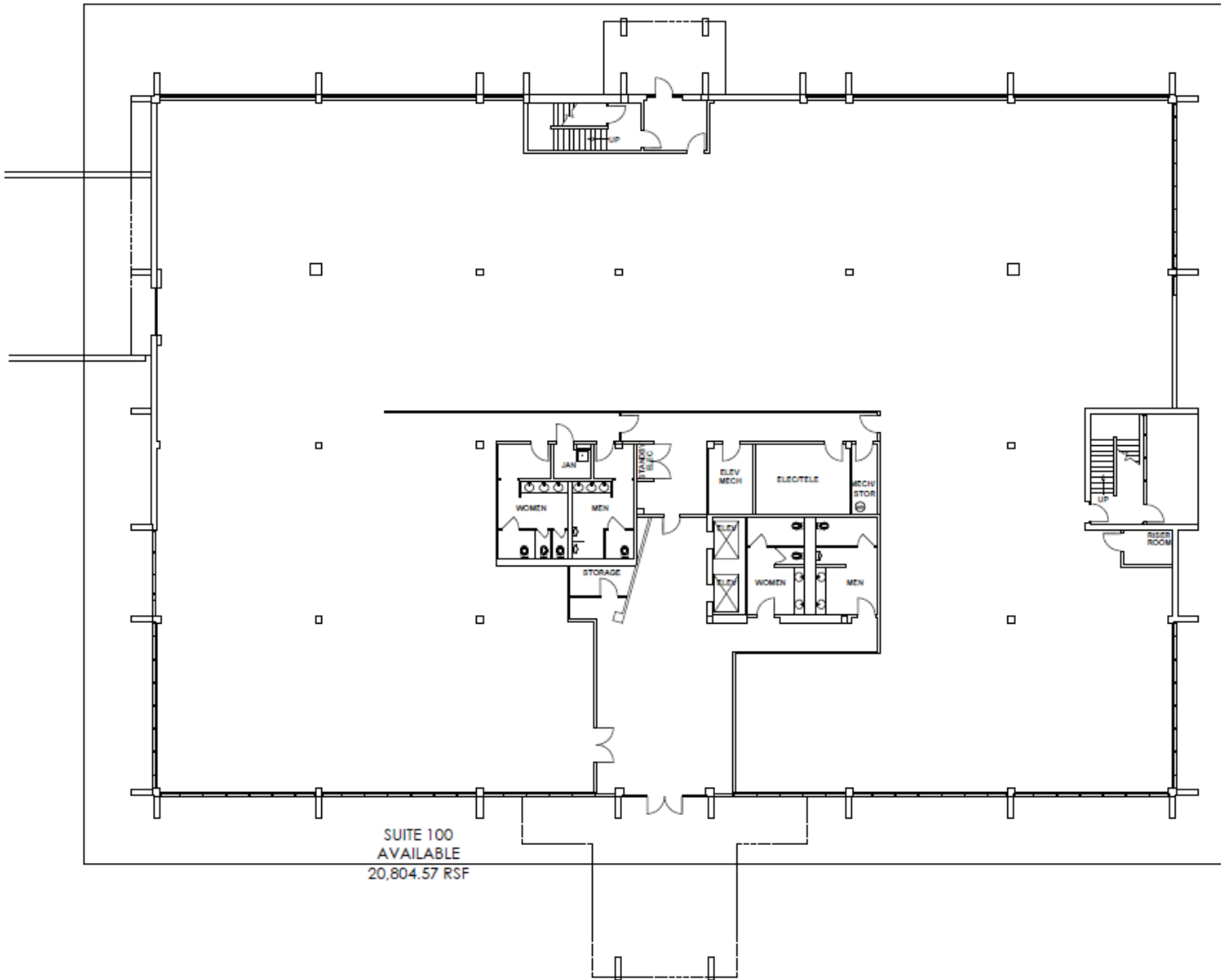


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FLOOR PLANS

1525 WEST WALNUT HILL SUITE 100 - 20,805 RSF



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FLOOR PLANS

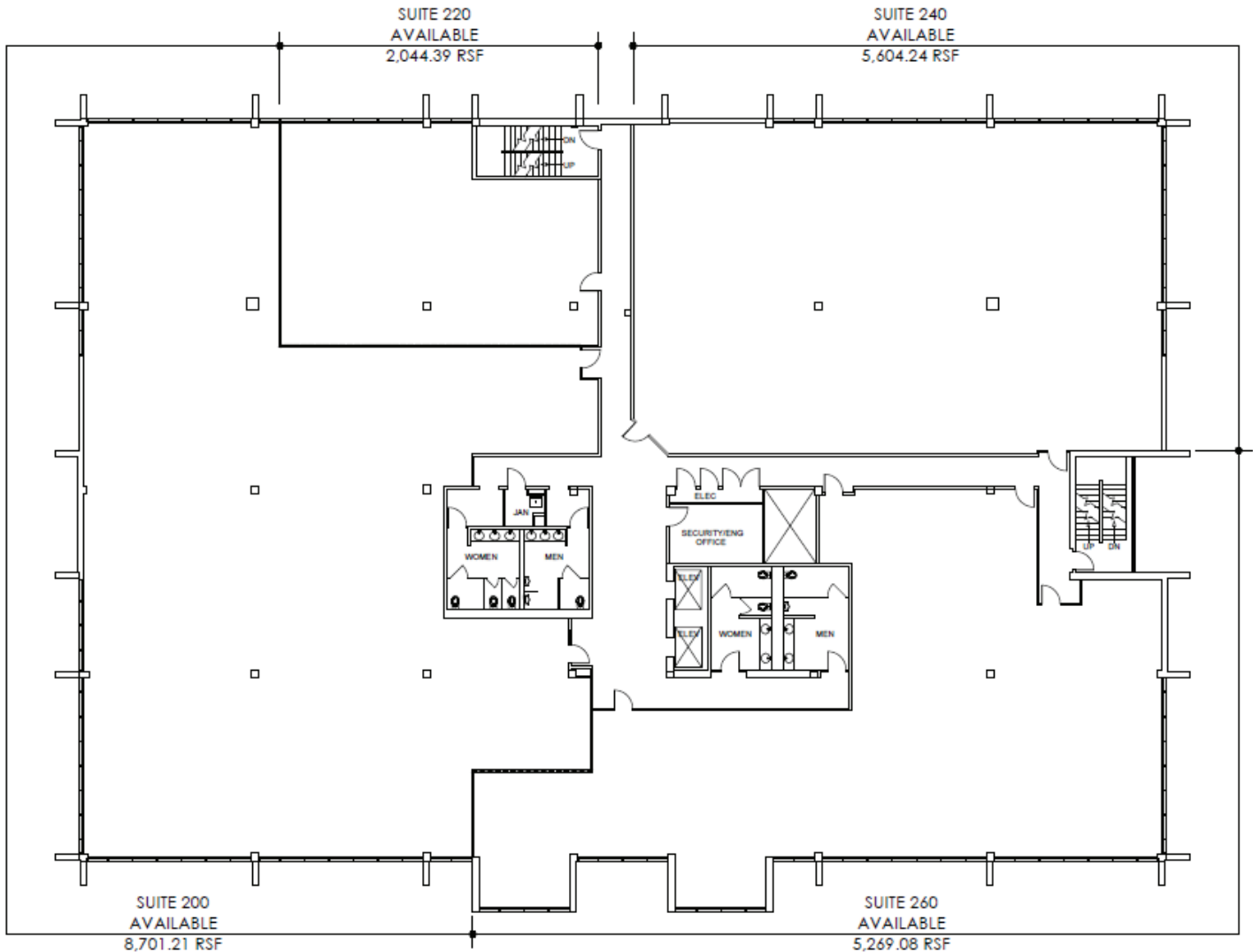
1525 WEST WALNUT HILL

SUITE 200 - 8,701 RSF

SUITE 220 - 2,045 RSF

SUITE 240 - 5,604 RSF

SUITE 260 - 5,269 RSF



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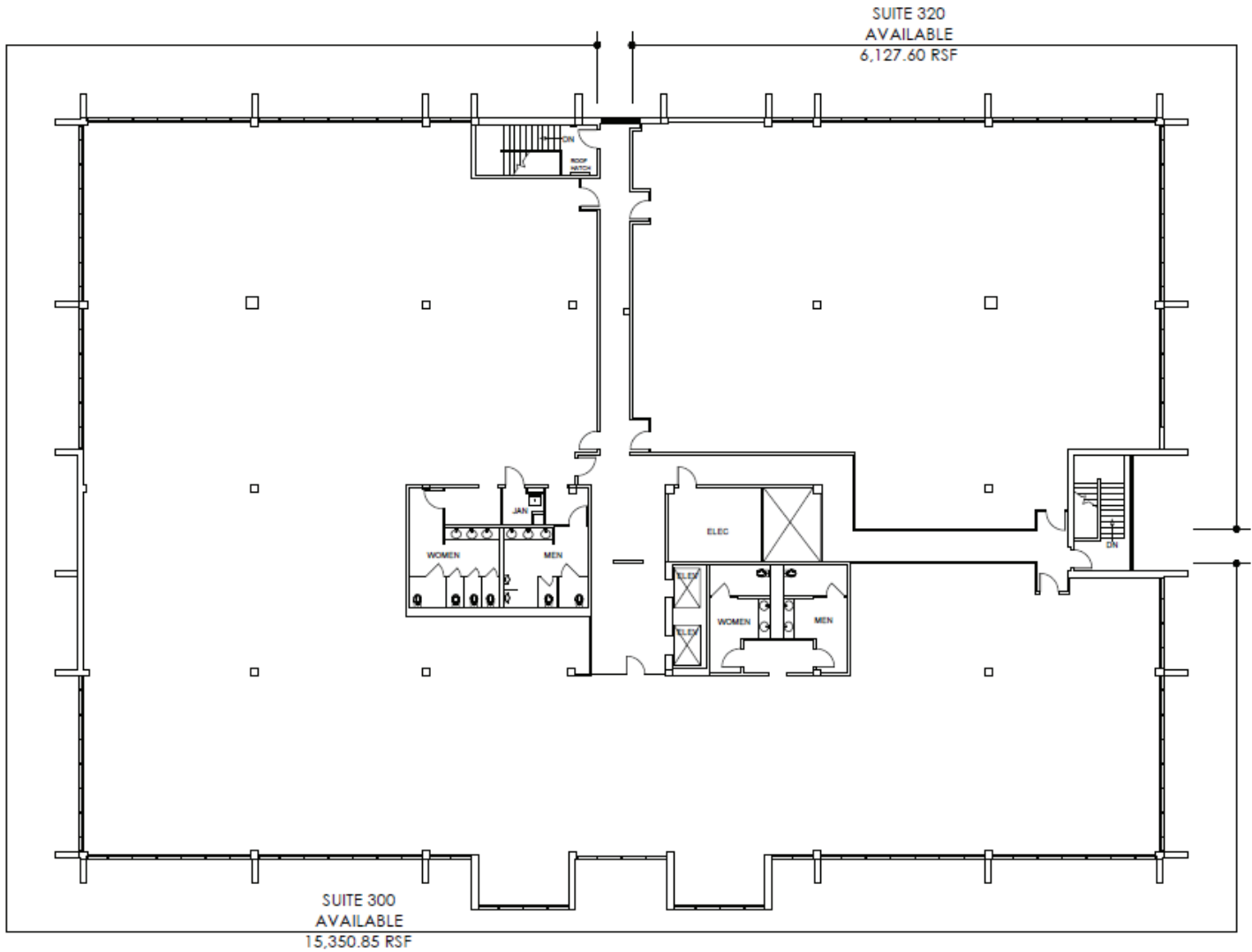
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FLOOR PLANS

1525 WEST WALNUT HILL
SUITE 300 - 15,351 RSF
SUITE 320 - 6,128 RSF



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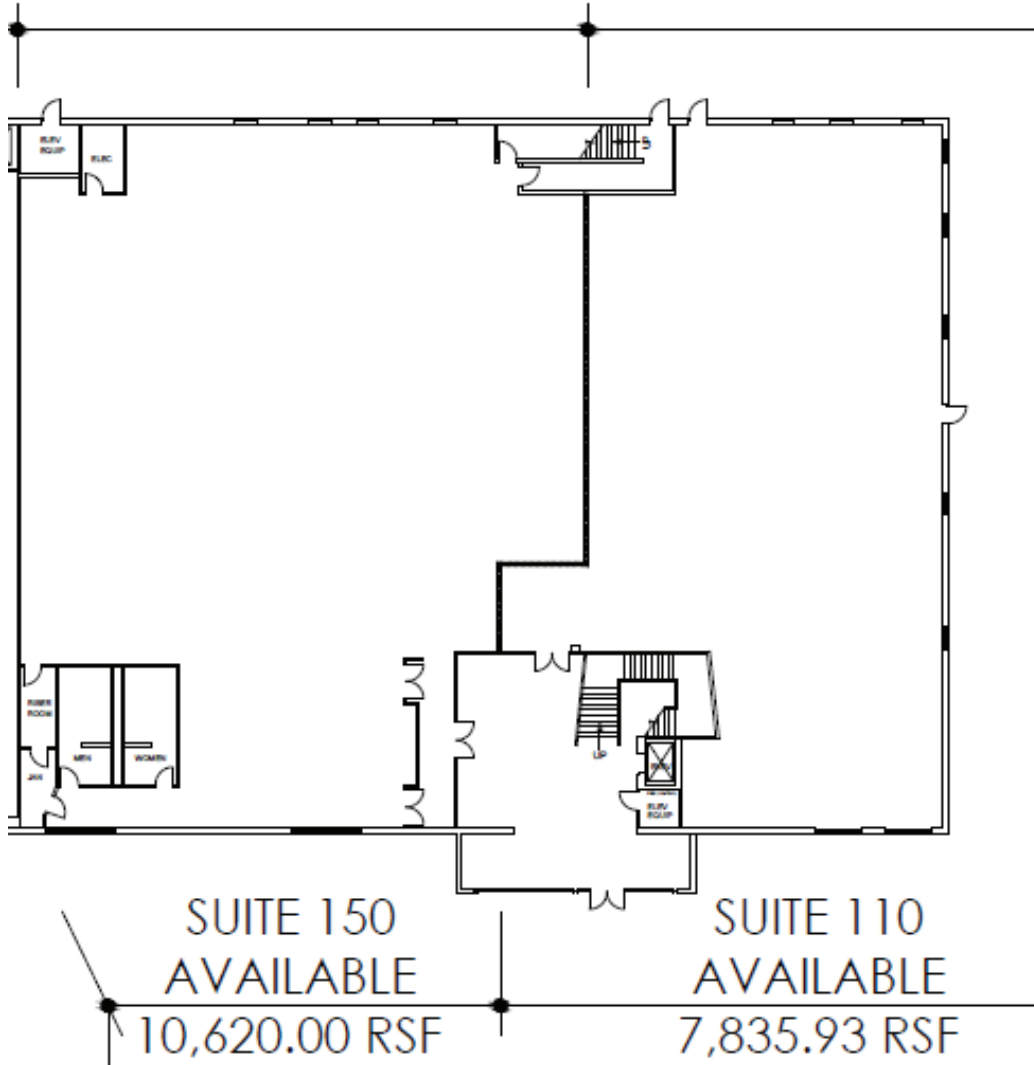




1555 WEST WALNUT HILL

SUITE 110 - 7,836 RSF

SUITE 150 - 10,620 RSF



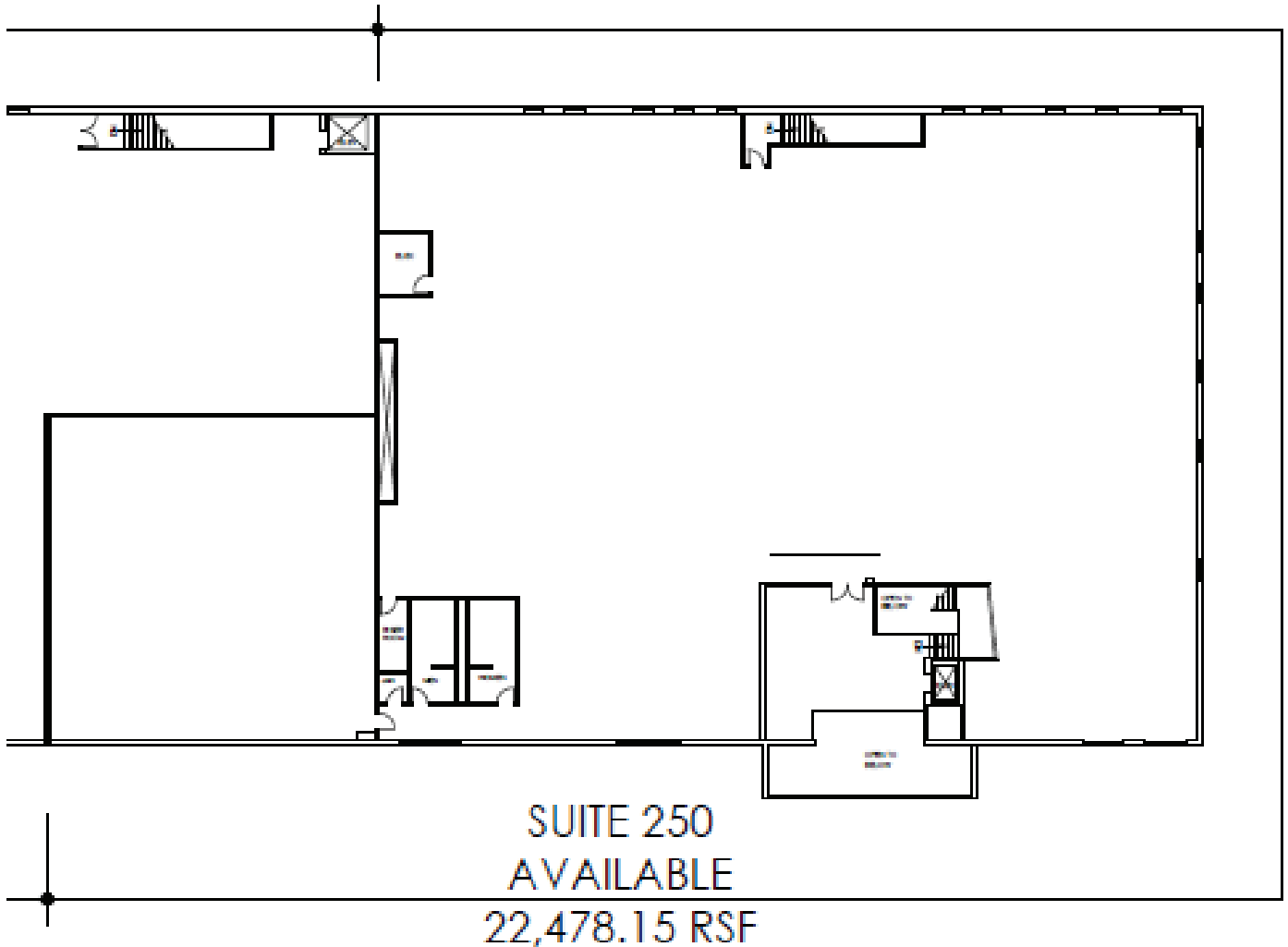
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1555 WEST WALNUT HILL
SUITE 250 - 22,478 RSF



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