

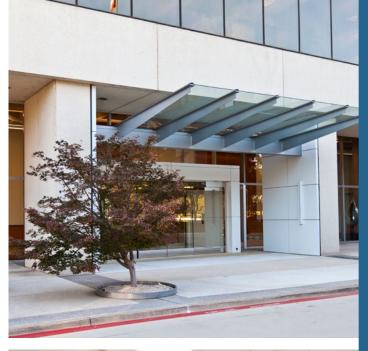
300 E. JOHN CARPENTER FREEWAY

46,000 RSF

WHITEBOX CONDITION

2 CONTIGUOUS FULL FLOORS AVAILABLE











BUILDING FACTS

- · Building Size: 403,429 RSF, 18 stories
- · Parking: 4/1,000 RSF, structured garage
- · On-Site Amenities:
 - **4,500 SF** Fitness Facility
 - Modern Conference Center with Tenant Lounge
 - Full-Service Café with New Coffee Bar
 - **Shuttle Service** to Water Street Development
 - On-site Property Management & Engineering
 - 24/7 Security with Key Card Access
 - Certified **LEED Silver** and Energy Star Rated



NEARBY AMENITIES



40+ Restaurants



15+ Hotels



10 minute walk to DART Light Rail Station



3 Country Clubs



8 minutes to
DFW International Airport
12 minutes to
Dallas Love Field

CONVENIENCE.

ATTRACTIONS.

MUSIC FACTORY

With 25 restaurant and entertainment concepts, an Alamo Drafthouse Movie Theater, the Toyota Music Factory is the new destination in DFW. Experience world-class entertainment at The Pavilion at Toyota Music Factory, exclusively offers an incredible live entertainment experience for fans from the world's leading live entertainment company, Live Nation. (toyotamusicfactory.com)













WATER STREET

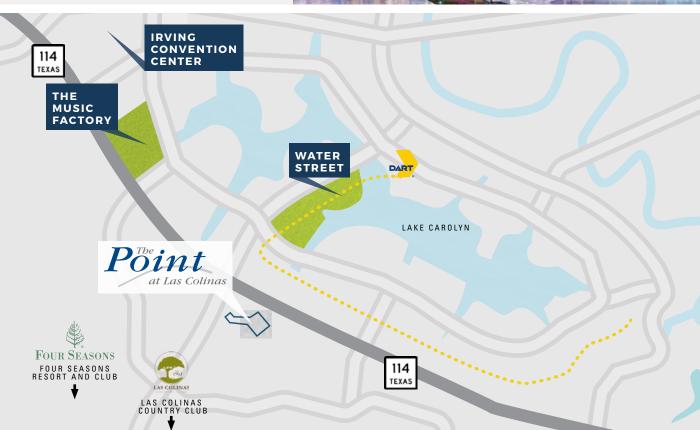
When completed, this 14-acre urban mixed-use destination will bring 60,000 square feet of shops and restaurants and hundreds of apartments to the shores of Lake Carolyn.





IRVING CONVENTION CENTER

The \$133 million Irving Convention Center at Las Colinas is situated in the heart of the Las Colinas Urban Center - Irving's international business district. The center is divided into three main levels with the 50,000-square-foot, column-free exhibition hall on the first floor.













FLETCHER CORDELL

214 979 6102 fletcher.cordell@cbre.com

ALEXANDRA CULLINS

214 979 6389 alexandra.cullins@cbre.com

© 2018 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



