

Riverside Commons

LAS COLINAS

5020

FOR LEASING INFORMATION CONTACT:

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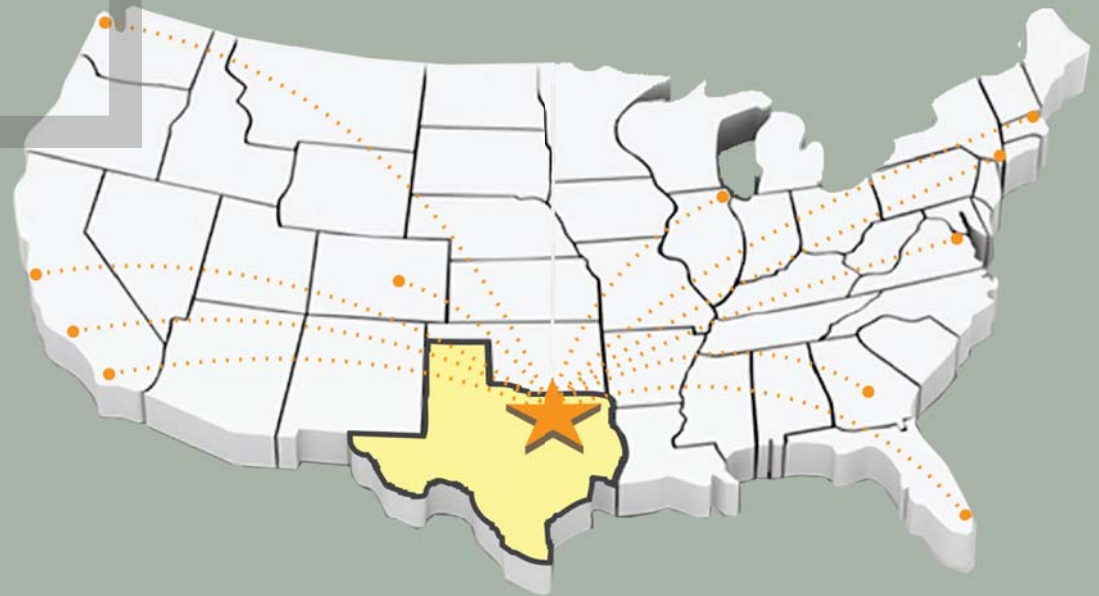
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LAS COLINAS

IRVING, TEXAS IS LOCATED...

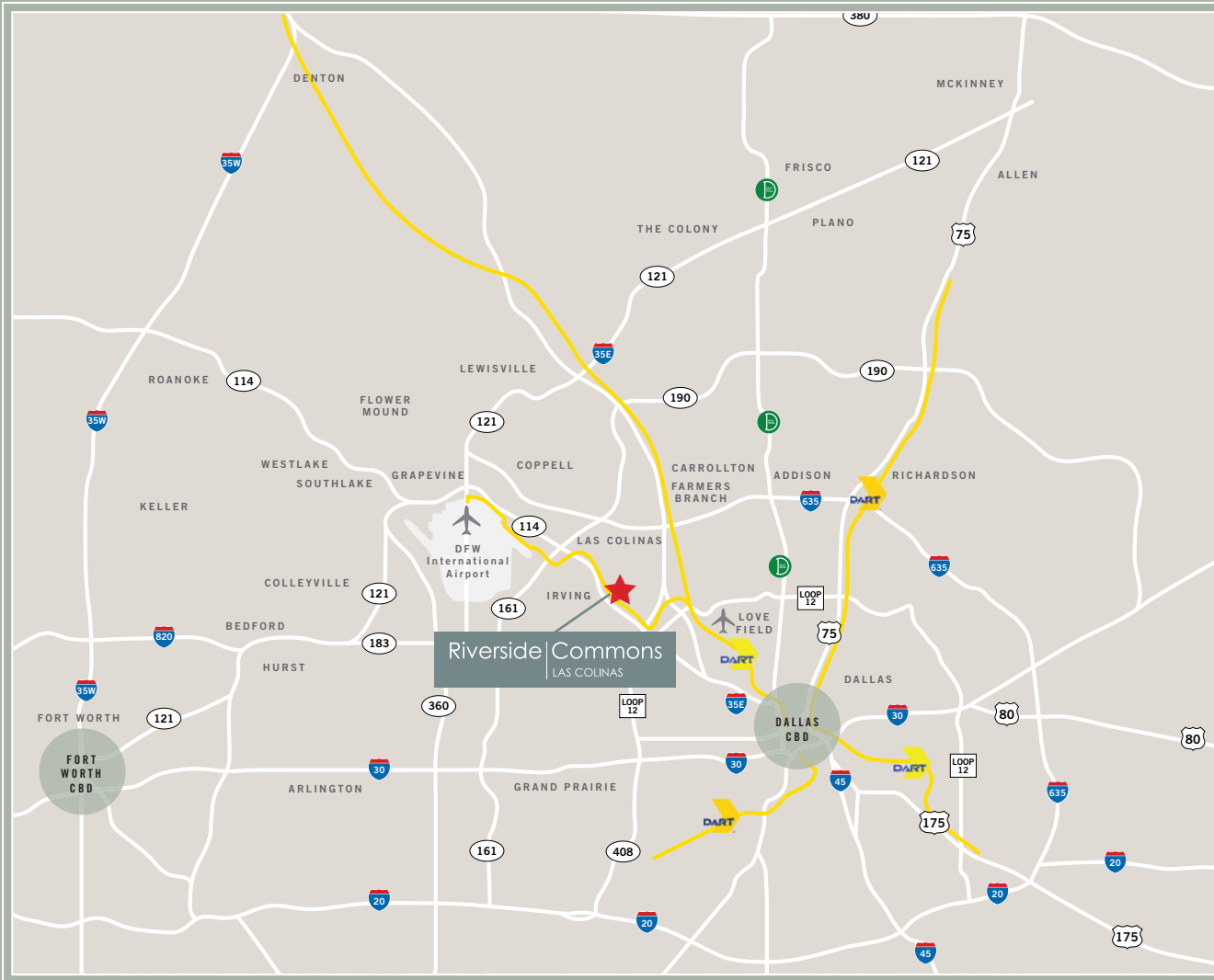
- in the Central Time Zone
- in the Center of the Continent
- 2 to 4 Hours from Every Major Market
- Heart of the DFW Metroplex



LOCATION

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LAS COLINAS

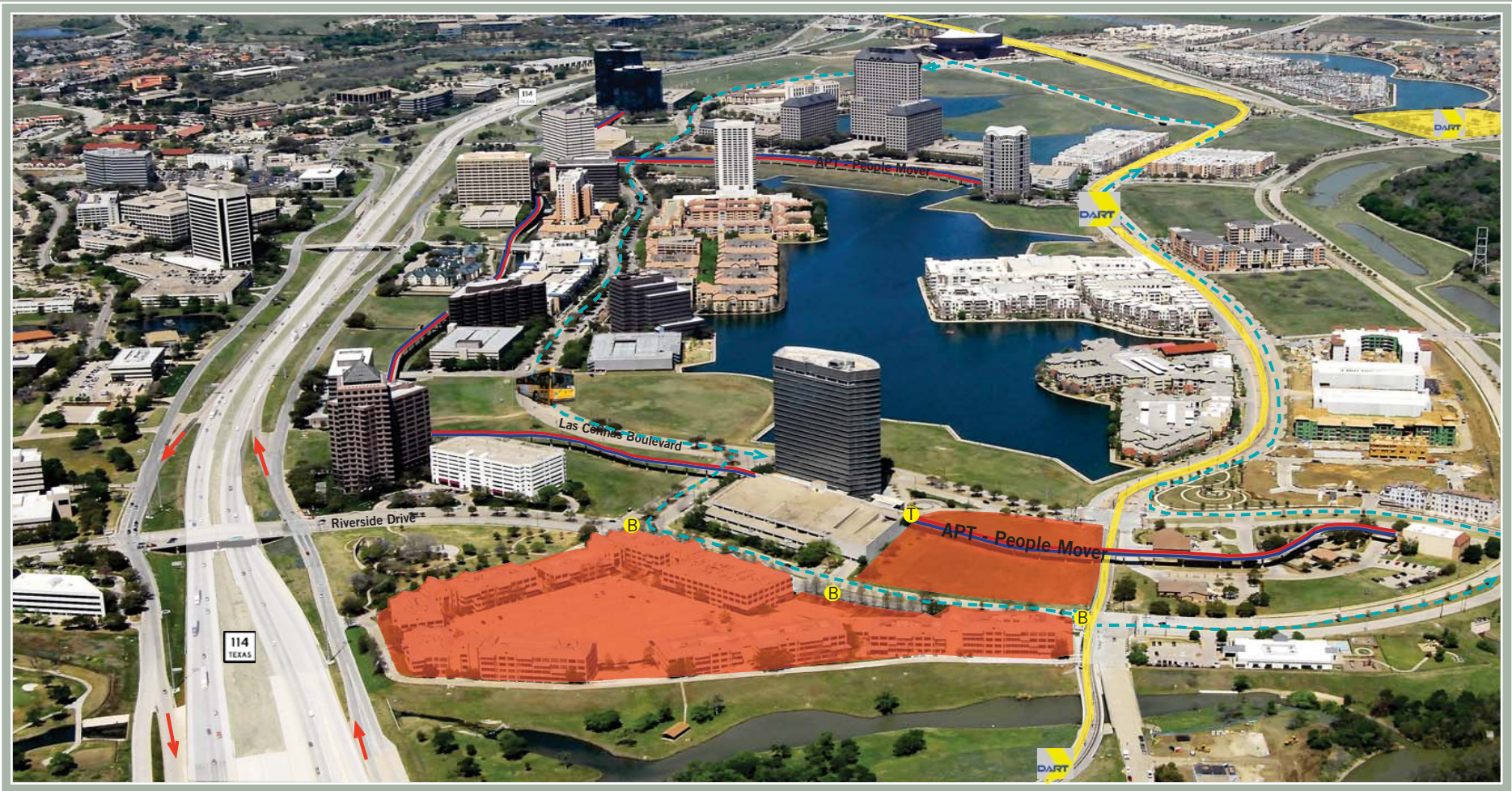



- Converging Location of Major Thoroughfares
- Central Location within the DFW Metroplex
- Exceptional DART and Area Transit System
- Immediate Access to DFW International (10.2 Miles) and Love Field Airports (8.5 Miles)
- Proven Corporate Neighborhood

LOCATION

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LAS COLINAS



- B** Bus Stop
- T** Tram Stop
-  DART Rail Line

ACCESS / TRANSIT

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LAS COLINAS

- 18-Acre Corporate Campus Setting
- 6-Building Complex Totaling 467,308 SF
- DART Accessible
- 6 Per 1,000 RSF Parking Ratio
- 85% Structured
- 15% Surface
- Adjacent to Two (2) Parks
- 180,000 SF of Vacancy
- 1,500 SF of Retail Coming



BUILDING 4

ENTIRE BUILDING AVAILABLE

70,475 SF

DIVISIBLE BY 10,000 SF

BUILDING 2

FIRST FLOOR AVAILABLE

22,222 RSF

DIVISIBLE BY 10,000 SF

BUILDING 3

ENTIRE BUILDING AVAILABLE

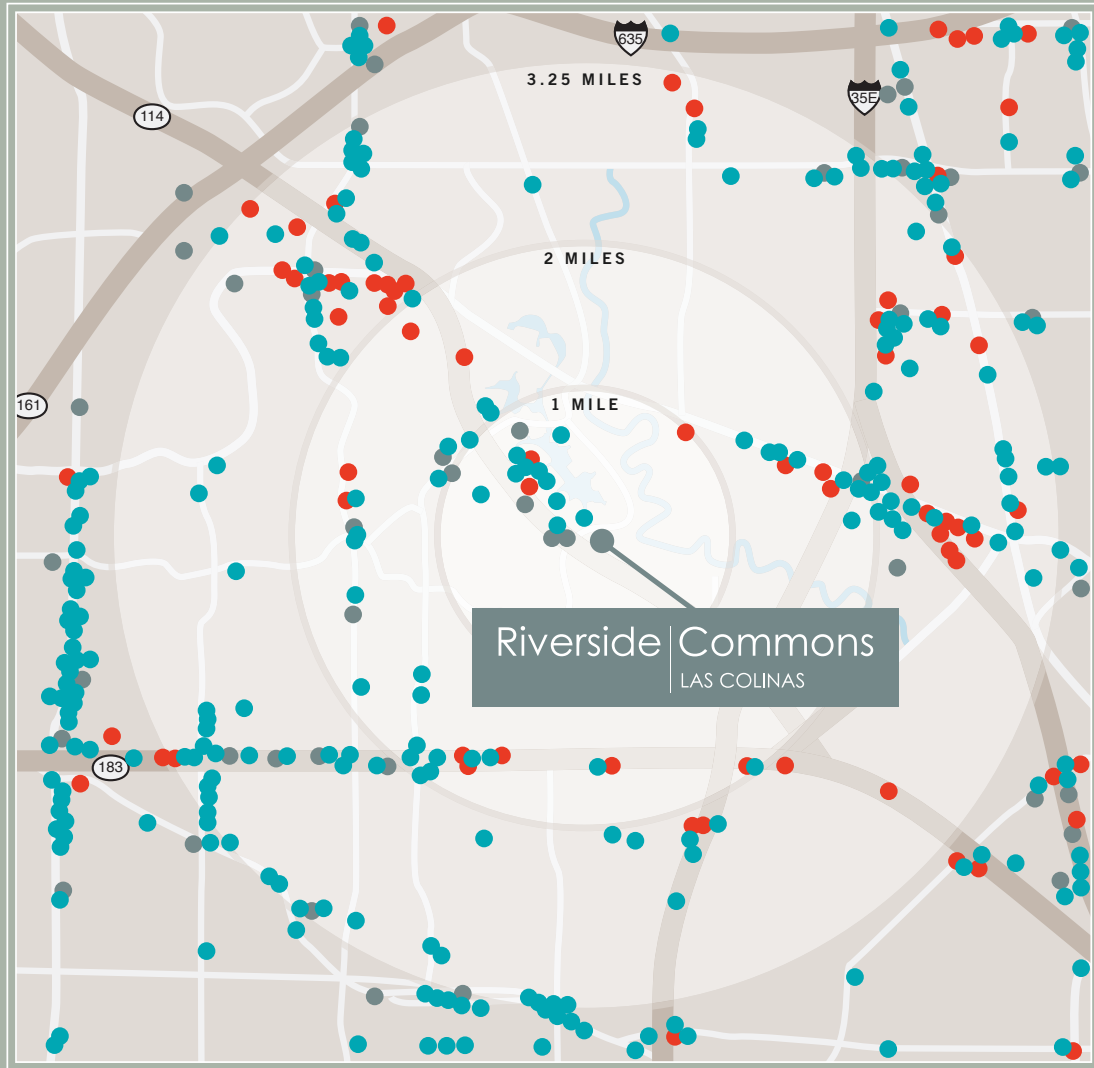
90,982 SF

DIVISIBLE BY 2 FLOORS

SITE AND ACCESS PLAN

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LAS COLINAS



● RESTAURANTS.....	274
● HOTELS.....	61
● OTHER AMENITIES & SERVICES.....	36

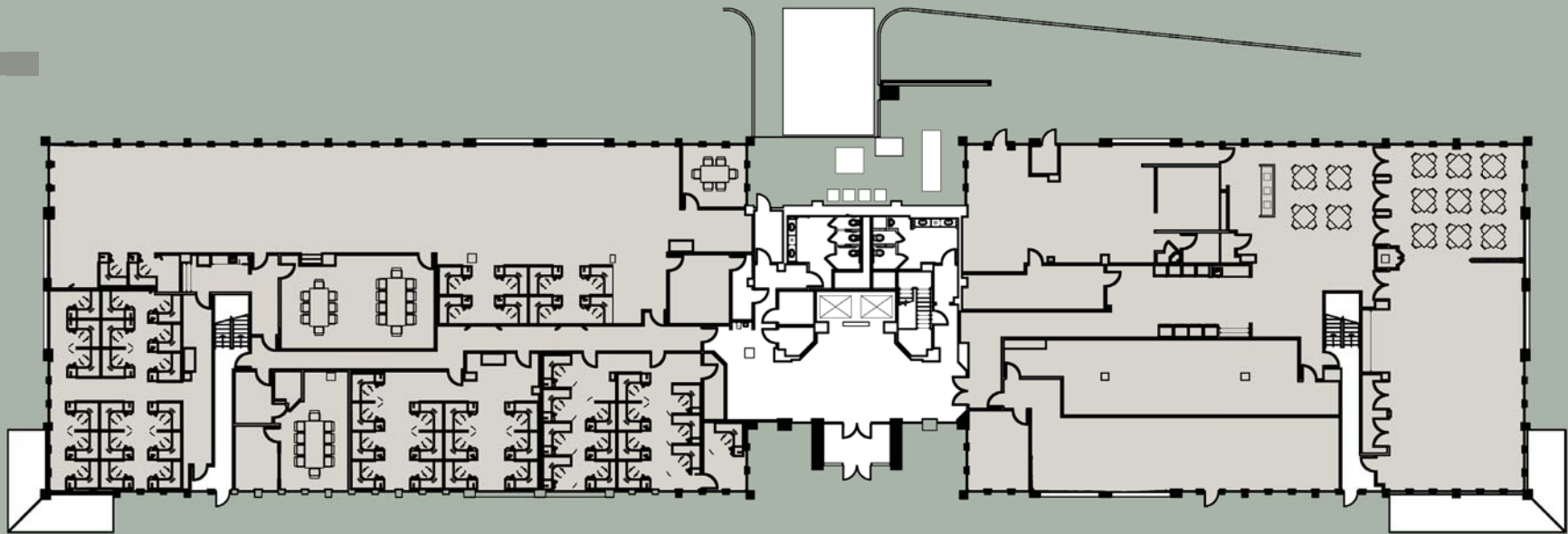
AREA AMENITIES

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BUILDING 2

- First Floor Available - 22,222 RSF
- Divisible by 10,000 SF



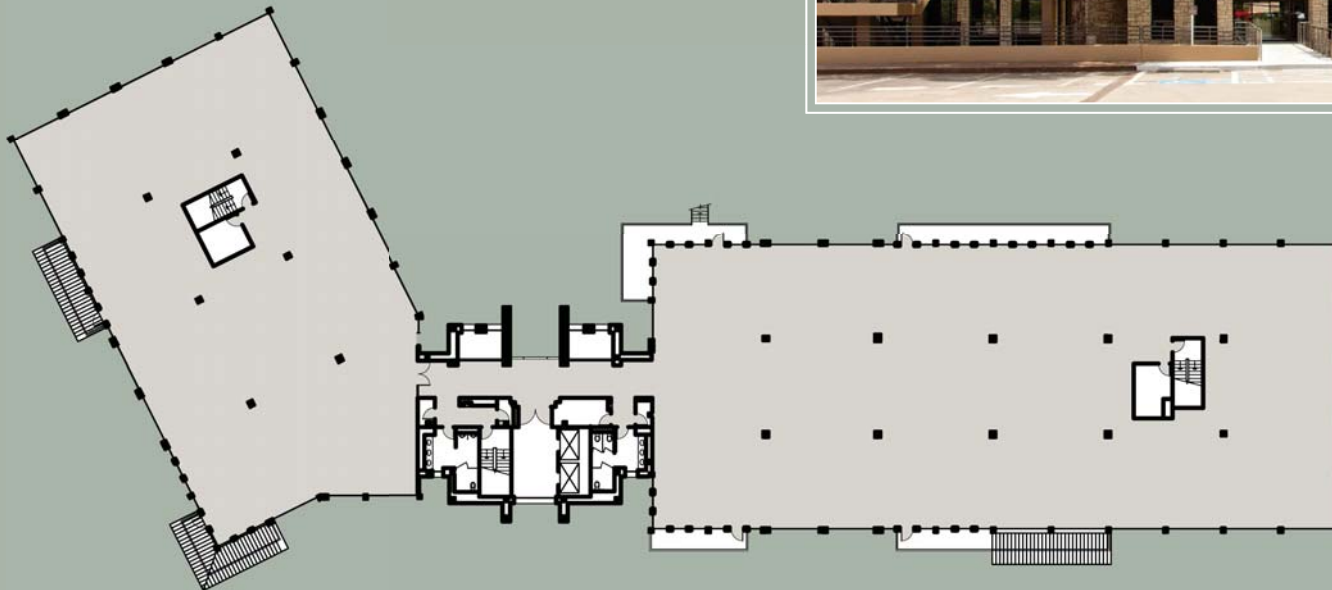
BUILDING 2

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BUILDING 3

- 90,982 SF
- Entire Building Available
- Divisible by 2 Floors

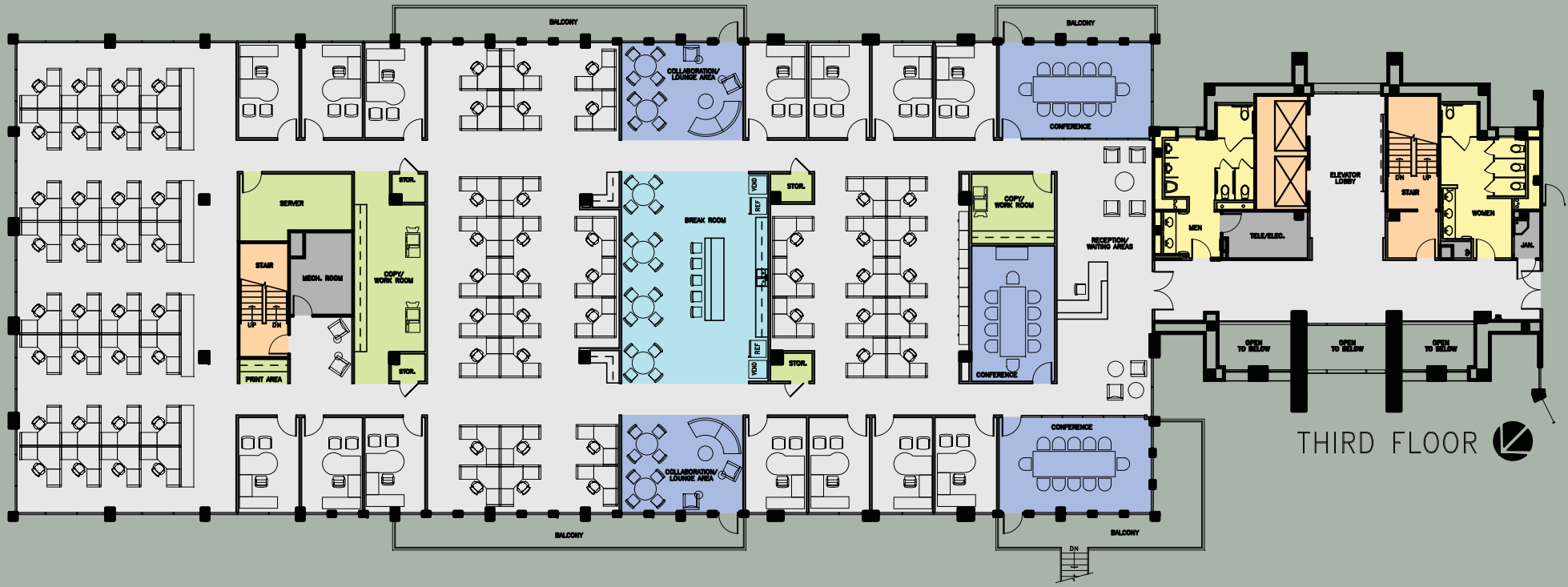


TYPICAL FLOOR PLATE
24,359 RSF

BUILDING 3

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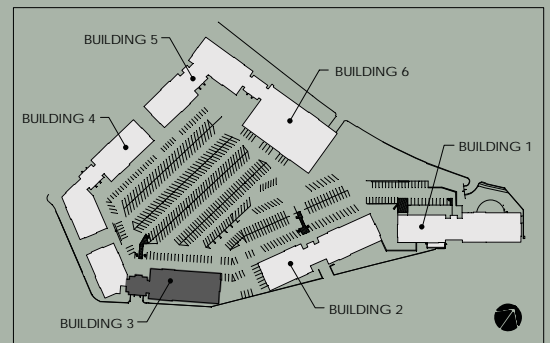


THIRD FLOOR

LAYER#/COLOR#	DESCRIPTION
L191/24	OFFICE SPACE
L192/15	MEETING
L193/14	BREAK/COFFEE
L194/14	FILE/COPY/STORAGE
L195/14	RESTROOMS
L196/13	VERTICAL ACCESS

80/20 OPEN OFFICE PLAN

14	PRIVATE OFFICES
70	WORKSTATIONS (6'X6')
1	RECEPTIONIST
85	STAFF TOTAL
1	BREAK/COFFEE
6	FILE/COPY/STORAGE
3	CONFERENCE ROOMS
2	COLLABORATION AREAS



HYPOTHETICAL PLAN: BUILDING 3 - SUITE 300 - 15,166 RSF

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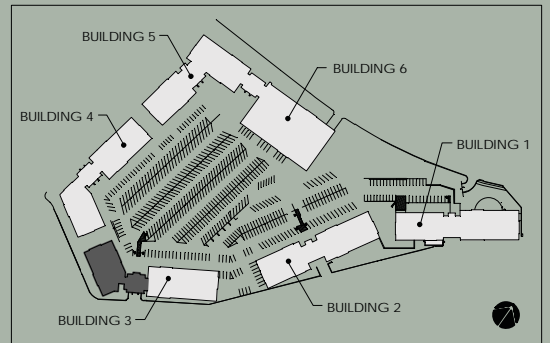
LAS COLINAS



THIRD FLOOR

LAYER#/COLOR#	DESCRIPTION
L191/24	OFFICE SPACE
L192/15	MEETING
L193/14	BREAK/COFFEE
L194/12	FILE/COPY/STORAGE
L195/14	RESTROOMS
L196/13	VERTICAL ACCESS

50/50 OPEN OFFICE PLAN	
17	PRIVATE OFFICES
18	WORKSTATIONS (6'X6')
1	RECEPTIONIST
<hr/>	
36	STAFF TOTAL
<hr/>	
1	BREAK/COFFEE
4	FILE/COPY/STORAGE
4	CONFERENCE ROOMS
2	COLLABORATION AREAS



HYPOTHETICAL PLAN: BUILDING 3 – SUITE 350 – 9,952 RSF

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BUILDING 4

- 70,475 SF
- Entire Building Available
- Divisible by 10,000 SF



BUILDING 4

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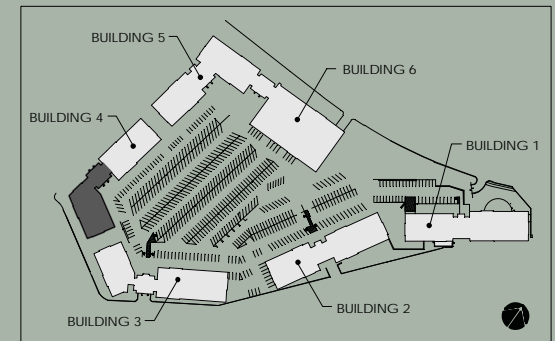
THIRD FLOOR

LAYER#/COLOR#	
L.191/24	OFFICE SPACE
L.192/15	MEETING
L.193/14	BREAK/COFFEE
L.194/14	FILE/COPY/STORAGE
L.195/14	RESTROOMS
L.196/13	VERTICAL ACCESS

50/50 OPEN OFFICE PLAN

- 19 PRIVATE OFFICES
- 18 WORKSTATIONS (6'X6')
- 1 RECEPTIONIST

- 38 STAFF TOTAL
- 1 BREAK/COFFEE
- 5 FILE/COPY/STORAGE
- 5 CONFERENCE ROOMS
- 1 COLLABORATION AREA



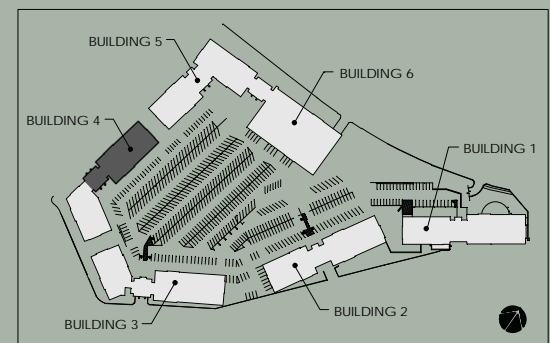
HYPOTHETICAL PLAN: BUILDING 4 – SUITE 300 – 10,437 RSF

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THIRD FLOOR



HYPOTHETICAL PLAN: BUILDING 4 – SUITE 350 – 12,359 RSF