

CYPRESS WATERS

3100 OLYMPUS BLVD – SUITE 420





CYPRESS WATERS

Cypress Waters' is a 1,000 acre sustainable, mixed-use, master-planned community with commercial office, retail, multi-family residences, and three schools. Located in the City of Dallas and the Coppell Independent School District, Cypress Waters offers a premier address and the best school system in DFW.

The campus reflects 21st century corporate values: environmentally sophisticated buildings, extensive natural landscaping, pedestrian trails and streets, and lakeside restaurants. There are regularly scheduled events and amenities abound, such as free weekly yoga and boot camp classes, a lunch shuttle to the restaurants, weekly live music, pop-up markets, festivals, outdoor movies and so much more.

20 Office Buildings **16** Restaurants **87** Corporate Tenants

18,055 Day Time Population **5,283** Residents



3100
OLYMPUS BLVD

2,440 SF Available For Immediate Move-In
4th Floor of 5 Story Building
5.5/1,000+ Surface + Structured Parking
4 Large Conference Centers On-Site

Class AA Modern Building Completed in 2019
Access to Nearby Fitness Center
100 Seat Conference Center Next Door
Sound Retail & Restaurants Across the Street

FLOOR PLAN

2,440 SF TOTAL

SUITE 420
2,440 SF



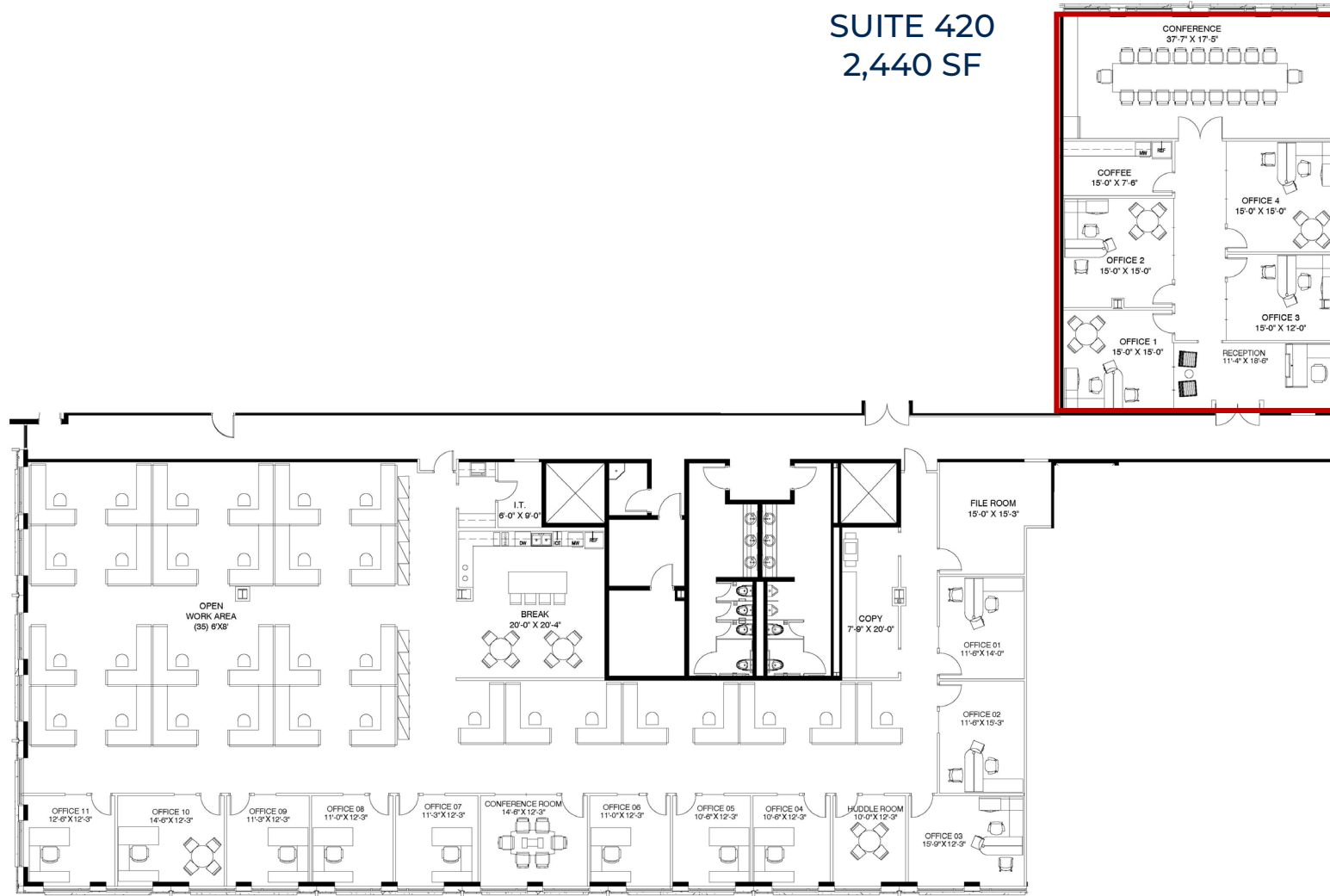
4TH FLOOR



FURNITURE PLAN

2,440 SF TOTAL

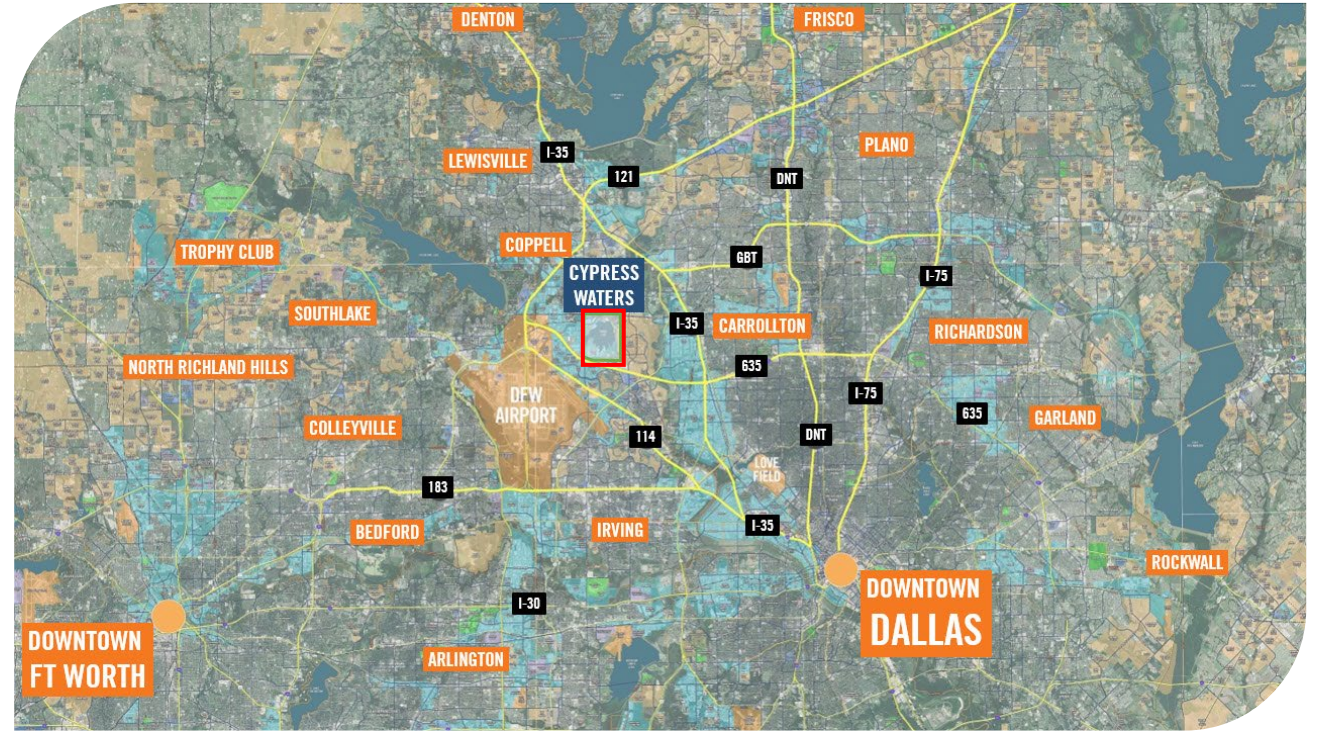
SUITE 420
2,440 SF



Corporate Neighborhood

In the center of Dallas & Ft Worth

- Future **DART light rail** – 1st stop out of DFW airport in 2025
- 30-minute drive - labor force of **4 million** people
- 10-minute drive - **42%** of labor force has college degree
- 16 on-site **restaurants** with **free lunch shuttle** service
- Robust sustainability & **recycling** programs
- 100% **renewable electricity** contracts
- Up to 6 miles of paved **walking trails** around lake
- Several large parks with free wi-fi, speakers & games
- Multiple **fiber options** with on-site power substation
- Airwavz antennas for 5-bar cellular coverage in buildings
- **5G towers** on-site
- Less than 10-minute drive to **DFW airport**
- On-site **Grove Health Clinic, Care Now & CVS Pharmacy**
- Quick access to LBJ, SH-121 & George Bush Turnpike
- Art & Sculpture Throughout Community



NOKIA



verily
Google

SIGNET
JEWELERS



AMN
Healthcare

at home
The Home Décor Superstore

TOYOTA
FINANCIAL SERVICES



mr. cooper

SMOOTHIE
KING

Meritage
Homes

BLUCORA

onesource
VIRTUAL

BNSF
RAILWAY

Morgan Stanley

FUNIMATION
SONY



St. Jude Childrens
Research Hospital
Fostering lives. Saving children.









ASCENT

UT Southwestern
Medical Center

the delta companies

OCC

12 Million Square Feet of Office Space

 Current Office Space 3.3 Million SF Today	 10,000 Multi-Family Residences 2,337 Units Today + 592 Under Const.
 Future Office Space 12 Million SF Future	 2 Schools Coppell ISD – Ranked #5 in Texas
 350,000 Sq. Ft. of Retail 273,592 SF Today	 6 Miles of Trails 2.5 Paved 3.5 Unpaved Miles
 Future DART Light Rail Opens Q1 2024	 LBJ/IH-635 Access From Olympus or Belt Line



On-Site Restaurants

A Quick Walk
Or **Free Shuttle**
Ride Away



Other On-Site Retail:

- On-Site Health Clinic & Urgent Care
- CVS Pharmacy
- Two 7-Eleven Stores
- Enamel Dental
- Lux Nail Spa & Salon
- Applejacks Premium Spirits
- Amegy Bank
- Green Acres Nursery
- La Duni Pastry Vending – Coming Soon!
- Momo Dumplings – Coming Soon!
- Cinnaholic – Coming Soon!

Coming Soon!

Coming Soon!

Community Amenities



FITNESS CLASSES



FREE COFFEE BARS



CONCERTS



HIKE & BIKE TRAILS



LUNCH SHUTTLE



KINTO RIDE SHARE



DOG PARK



POP-UP MARKETS



GAMES IN PARKS



DRY CLEANING LOCKERS



EV+TESLA SUPER CHARGERS



ON-SITE HEALTH CLINIC



**VOLLEYBALL
COMING SOON**



**PICKLEBALL
COMING SOON**



**TENNIS COURTS
COMING SOON**



**PUTTING GREEN
CYPRESSWATERS.COM/GOLF**



LOBBY FOOD DELIVERY



MOBILE APP

VISIT [CYPRESSWATERS.COM/AMENITIES](https://www.cypresswaters.com/amenities) OR DOWNLOAD OUR MOBILE APP



Tenant Events

Give Your Employees Community & Convenience

- | | | |
|---------------------|---------------------|---------------------|
| Live Music | Wine Down Wednesday | Events at The Sound |
| Pop-Up Markets | Yoga in the Park | Recycling Events |
| Outdoor Movies | Boot Camp Classes | Charity Drives |
| Fun Runs & 5Ks | Meditation Classes | Mobile App |
| Farmer Market | Booster Fuels | Car Wash & Detail |
| Cinco De Mayo Party | Fitness Centers | Fitness Contest |
| Fall Festival | Art & Sculpture | Challenges |
| Happy Hour | Lobby Food Delivery | |
| Dog Park | Wi-Fi in the Parks | |

Sustainability

For us it's not a fad. It's in our DNA.
Here's a snapshot of what we achieved in 2022.



878

Paper, Glass, & Plastic
TONS RECYCLED

33,752

Pounds of
E-WASTE RECYCLED

230,385

KW Hours of
ELECTRICITY SAVED

398,895

Gallons of
WATER SAVED

8,210

TREES PLANTED
(Since 2017)

Other services at Cypress Waters:

Daily Recycling

Electric Shuttle

Lake Water Irrigation

Shredding Events

Construction Recycling

EV Car Charging Stations

E-Waste Collection

Water Conservation

Renewable Electricity

Battery Recycling

Tree Planting

Green Janitorial Supplies

Why Billingsley – Experience

**REPUTATION
FOR QUALITY**

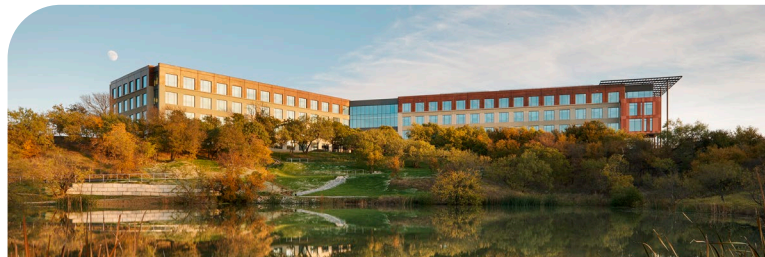
**FLEXIBLE
OWNERSHIP**

**INTEGRITY
& TRUST**

**SPEED TO
MARKET**

**PARTNER
RELATIONSHIPS**

**ROOM FOR
EXPANSION**



Amerisource Bergen – **300,000 SF**



7-Eleven Headquarters – **320,839 SF**



Brinker Headquarters – **216,300 SF**



Nokia Campus – **355,282 SF**



Signet Jewelers – **248,427 SF**



Corelogic – **328,494 SF**

Thank You.

For Leasing Info:

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