

# CYPRESS WATERS

3100 OLYMPUS BLVD – SUITE 440





# 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



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3100 OLYMPUS BLVD  
**SUITE 440**

2,227 SF Available Jan 2023

4<sup>th</sup> 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

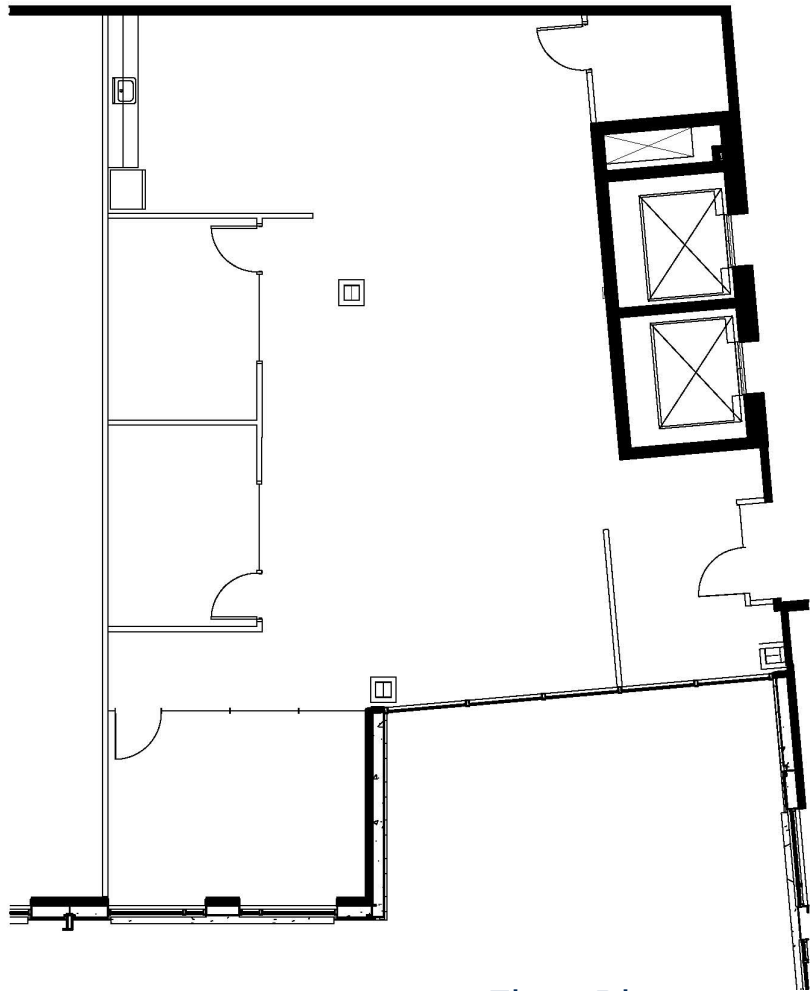
Access to Nearby Fitness Center

100 Seat Conference Center Next Door

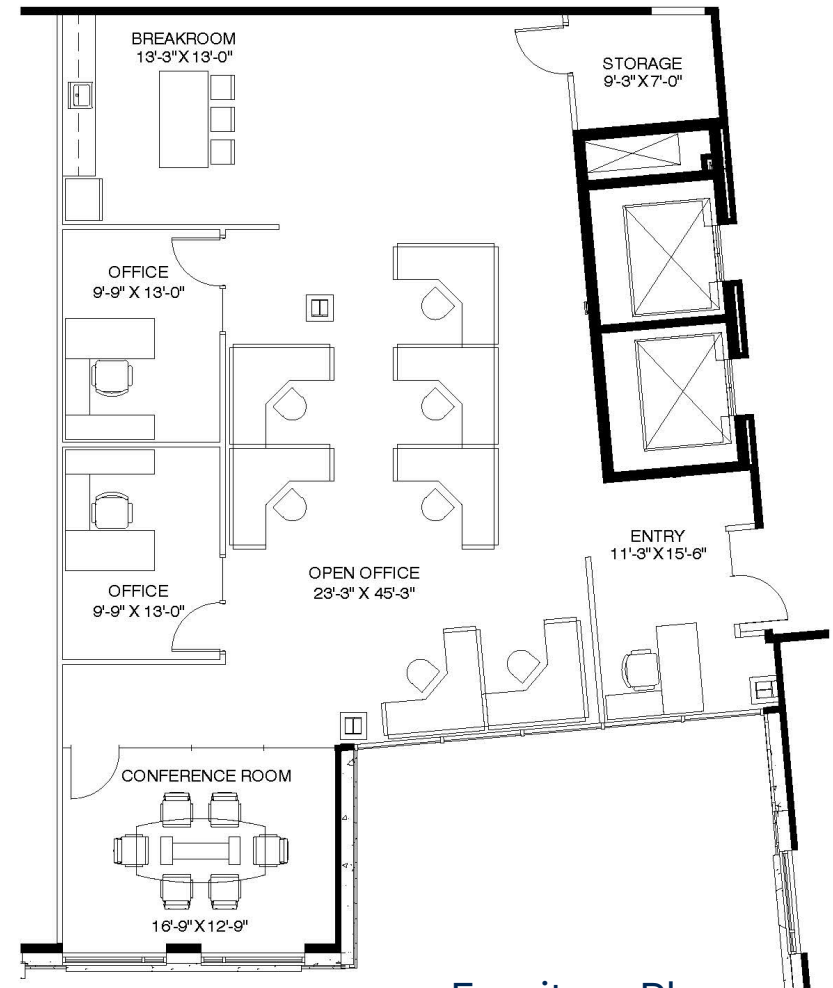
Sound Retail & Restaurants Across the Street

# FLOOR PLAN

2,227 SF TOTAL



Floor Plan

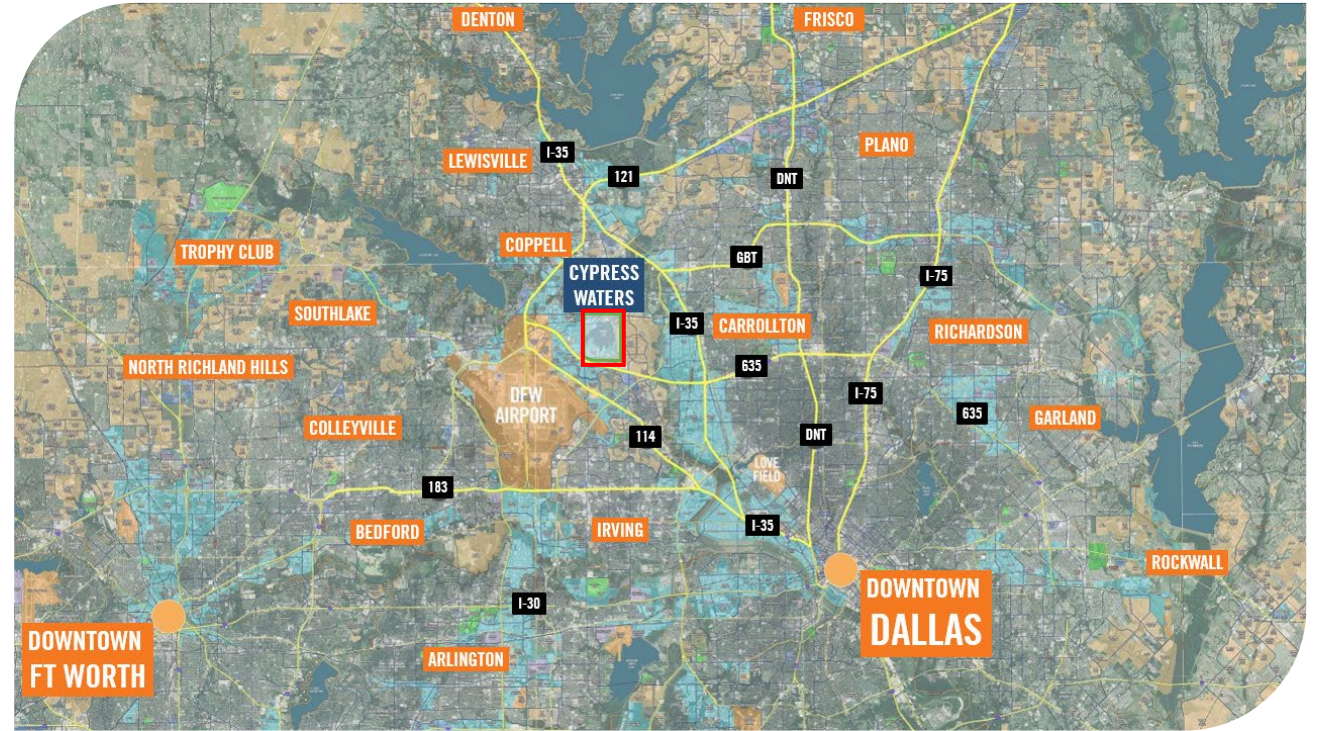


Furniture Plan

# Corporate Neighborhood

## In the center of Dallas & Ft Worth

- Future **DART light rail** – 1<sup>st</sup> stop out of DFW airport in 2023
- 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** coming in 2022
- 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

 <b>Current Office Space</b> 3.3 Million SF Today	 <b>10,000 Multi-Family Residences</b> 2,337 Units Today + 592 Under Const.
 <b>Future Office Space</b> 12 Million SF Future	 <b>2 Schools</b> Coppell ISD – Ranked #5 in Texas
 <b>350,000 Sq. Ft. of Retail</b> 273,592 SF Today	 <b>6 Miles of Trails</b> 2.5 Paved   3.5 Unpaved Miles
 <b>Future DART Light Rail</b> Opens Q1 2024	 <b>LBJ/IH-635 Access</b> 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
- Momo Dumplings
- Cinnaholic
- La Duni Pastry Vending – 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

Pop-Up Markets

Outdoor Movies

Fun Runs & 5Ks

Farmer Market

Cinco De Mayo Party

Fall Festival

Happy Hour

Dog Park

Wine Down Wednesday

Yoga in the Park

Boot Camp Classes

Meditation Classes

Booster Fuels

Fitness Centers

Art & Sculpture

Lobby Food Delivery

Wi-Fi in the Parks

Events at The Sound

Recycling Events

Charity Drives

Mobile App

Car Wash & Detail

Fitness Contest Challenges

# Why Billingsley – Experience

**REPUTATION  
FOR QUALITY**

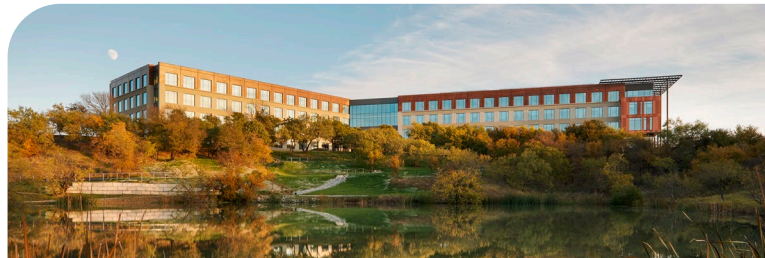
**FLEXIBLE  
OWNERSHIP**

**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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