

GALATYN COMMONS



**800,000 SQ.FT. CLASS A OFFICE CAMPUS
LOCATED IN THE HEART OF NORTH DALLAS
NEAR THE SE CORNER OF HIGHWAY 75 AND 190**



Galatyn Commons

presents a unique offering of highly improved Class A office space,

which can currently accommodate users from

45,000 to 215,000 square feet.



CAMPUS AMENITIES THAT ATTRACT EMPLOYEES



Outdoor improvements include kitchen with grill stations, bocce courts, fire pit, amphitheater with stage, outdoor seating, and Wi-Fi



8,000 SF Multi-Station Food Hall, outdoor kitchen, coffee shop with grab-and-go, and food truck court



10,000 SF Dining and Collaboration Wi-Fi area



2,000 SF Coffee Shop and Grab-and-Go Food service



10,000 SF Wellness Center / Fitness Center and Country Club Locker Rooms



Conference Center – 150 person capacity



Convenient Garage Parking – 5:1000 ratio



24-Hour on-site security



Immediate Access to Dense Employee Base via highways 75, 190 & 121



Dart lite Rail station; Renaissance Hotel and Conference Center; Eisemann Center for Performing arts; 3rd Party Restaurants; Spring Creek Trail Nature Reserve; One train stop from Cityline Restaurants; 700+ apartments surrounding the Galatyn Campus



COFFEE SHOP LOUNGE AND DINING AREA

WI-FI ENABLED

FOOD HALL AND DINING/COLLABORATION

Galatyn Commons offers a multi-station food hall with Chef Prepared meals and healthy food choices, in addition to a coffee shop with Grab-and-Go Food service and wifi enabled lounge.



2,000 SF COFFEE SHOP AND GRAB-AND-GO FOOD SERVICE



10,000 SF DINING AND COLLABORATION WIFI AREA

10,000 SF WELLNESS & FITNESS CENTER



FITNESS CENTER



CARDIO EQUIPMENT

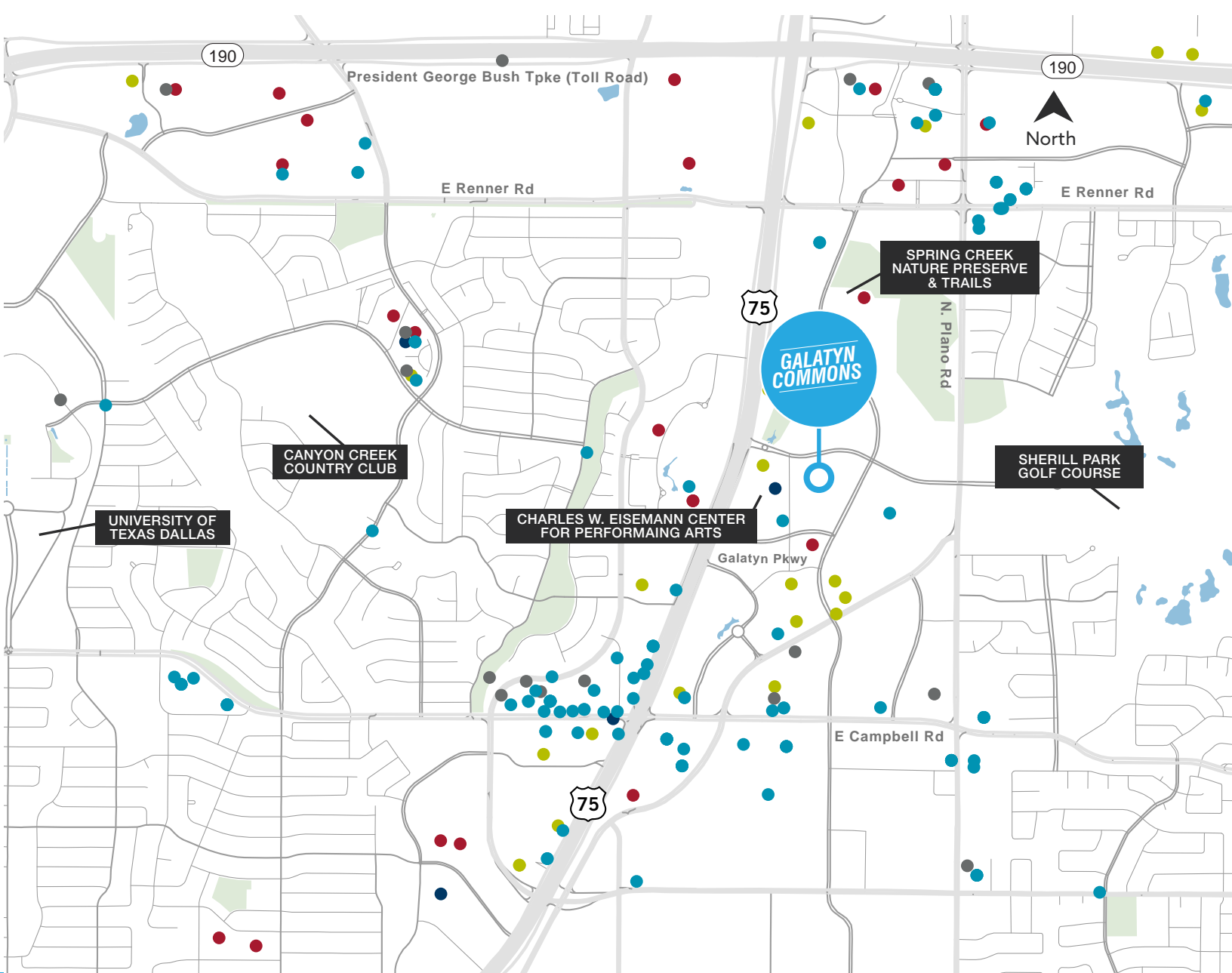


COUNTRY CLUB LOCKER ROOMS



CONFERENCE CENTER

150 PERSON CAPACITY



AREA AMENITIES

130 ●

RESTAURANTS

17 ●

GYMS

22 ●

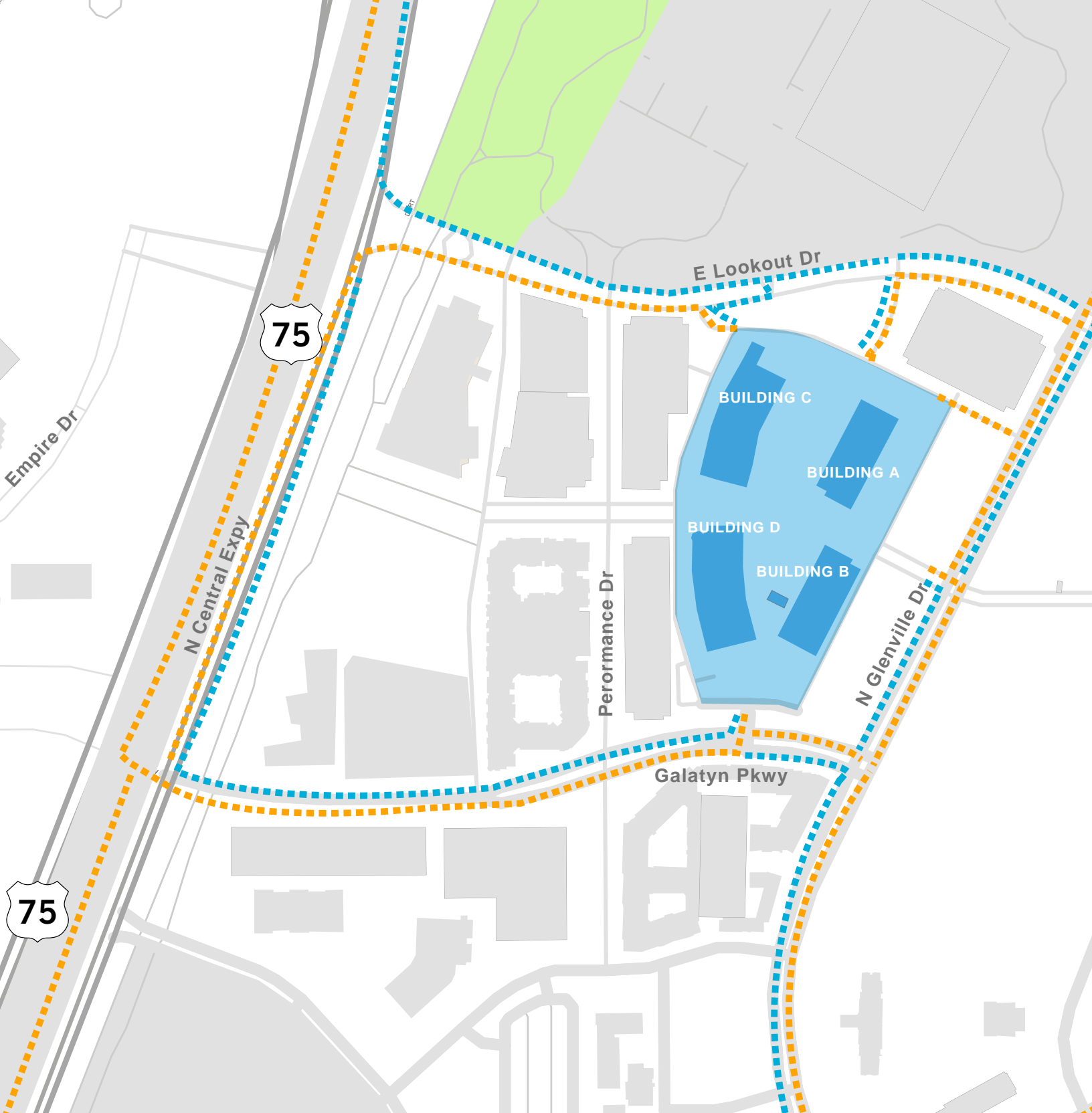
HOTELS

4 ●

ENTERTAINMENT

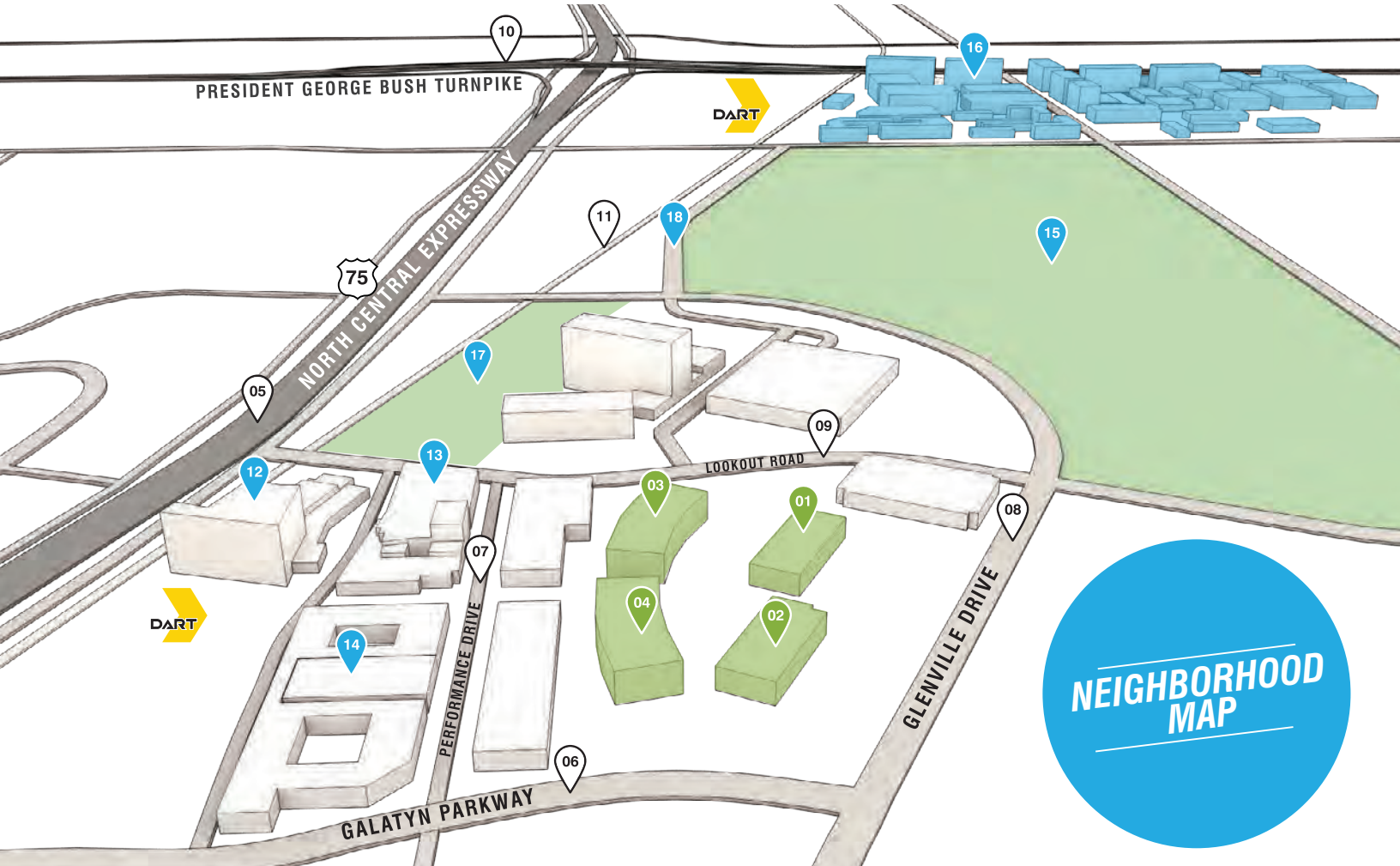
24 ●

APARTMENTS



BUILDING ACCESS

- INGRESS
- EGRESS



-  Galatyn Commons
-  Roads and Transportation
-  Amenities and Attractions

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> 01 Building A 02 Building B 03 Building C 04 Building D | <ul style="list-style-type: none"> 05 North Central Expressway 06 Galatyn Parkway 07 Performance Drive 08 Glenville Drive 09 Lookout Road 10 President George Bush Turnpike 11 DART | <ul style="list-style-type: none"> 12 Renaissance Hotel and Conference Facility 13 Eisemann Center For Performing Arts 14 Galatyn Station Residential Community 15 Spring Creek Trail Nature Reserve 16 CityLine 17 Galatyn Woodland Preserve 18 Biking Trails To/From City Line |
|--|--|---|





BUILDING C

2380 PERFORMANCE DRIVE

215,000 RSF SPACE AVAILABLE

BUILDING A

2375 N. GALATYN DRIVE

BUILDING D

1011 GALATYN PKWY

45,000 RSF SPACE AVAILABLE

BUILDING B

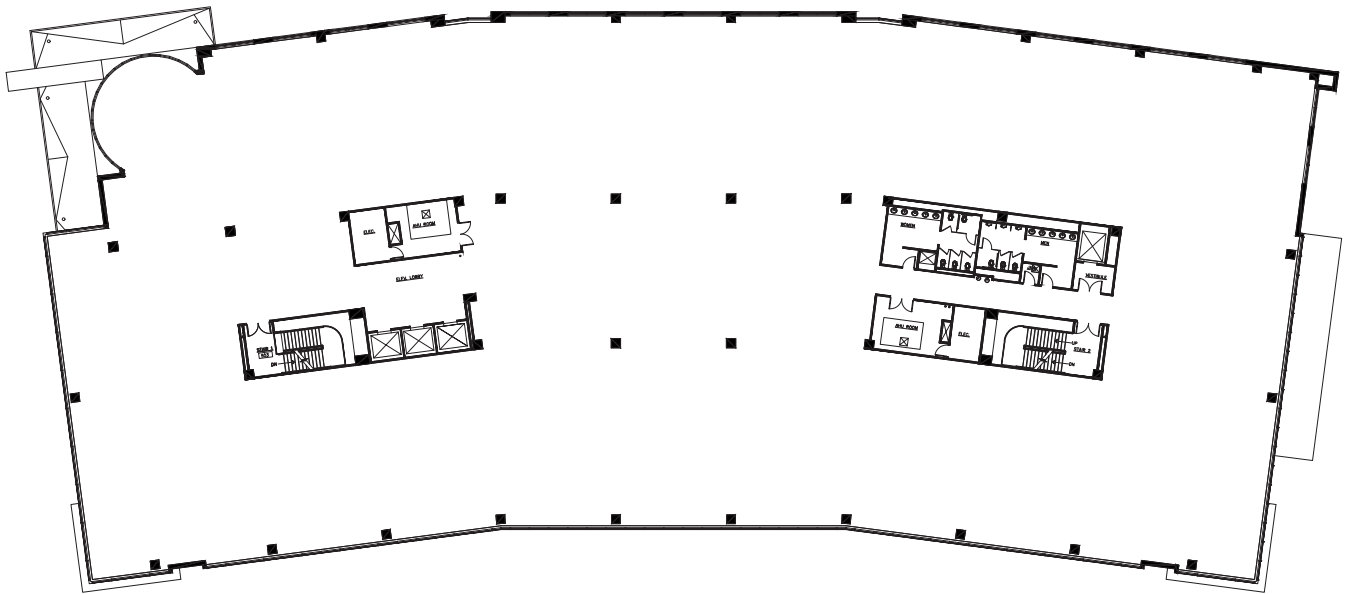
2375 N. GALATYN DRIVE

FULL BUILDING LEASE OPPORTUNITY: 215,395 RSF OF CLASS A OFFICE SPACE



BUILDING C 2380 Performance Drive

45,849.83 RSF
Class A Office Space



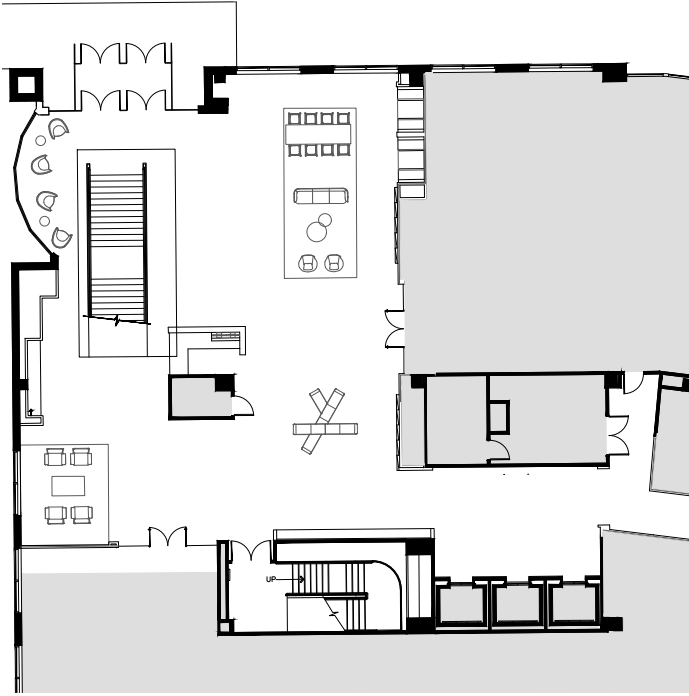
- Typical Floor: Approximately 44,400
- 5 stories
- 5 parking spots per 1,000 SF on the campus - Adjacent and convenient Building C parking garage
- Large Efficient floorplate (s) with 9' + ceiling heights
- Access to Galatyn Commons fullservice amenity package
- Adjacent and walking distance to the Renaissance Hotel and Conference Center, Eisemann Center for Performing Arts and DART Rail Station
- Robust Infrastructure
 - 2,250 kW Generator (shared with Building A)

NEW LOBBY RENOVATION

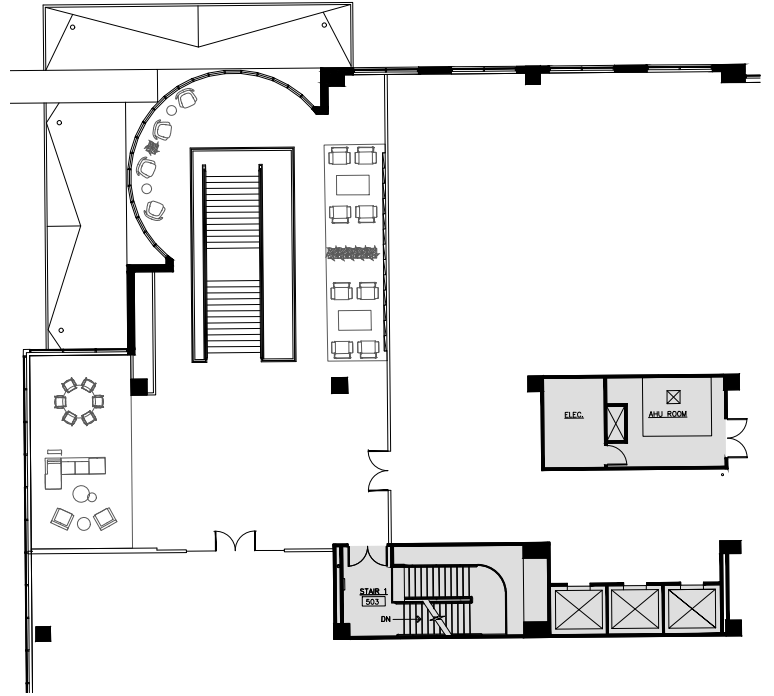
**GALATYN
COMMONS**

BUILDING C

2380 Performance Drive



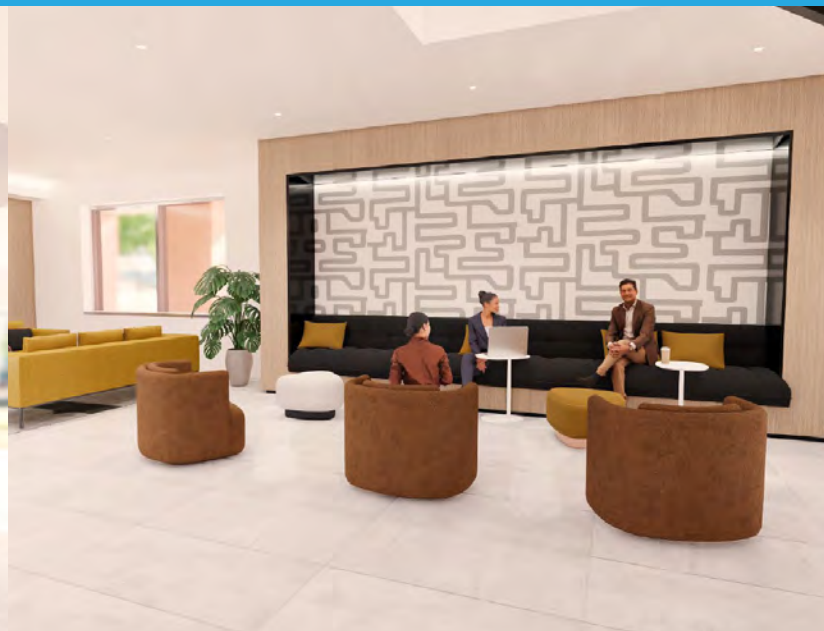
1st Floor



2nd Floor



First Level Lobby with Connecting Stairway



First Level Collaboration Area



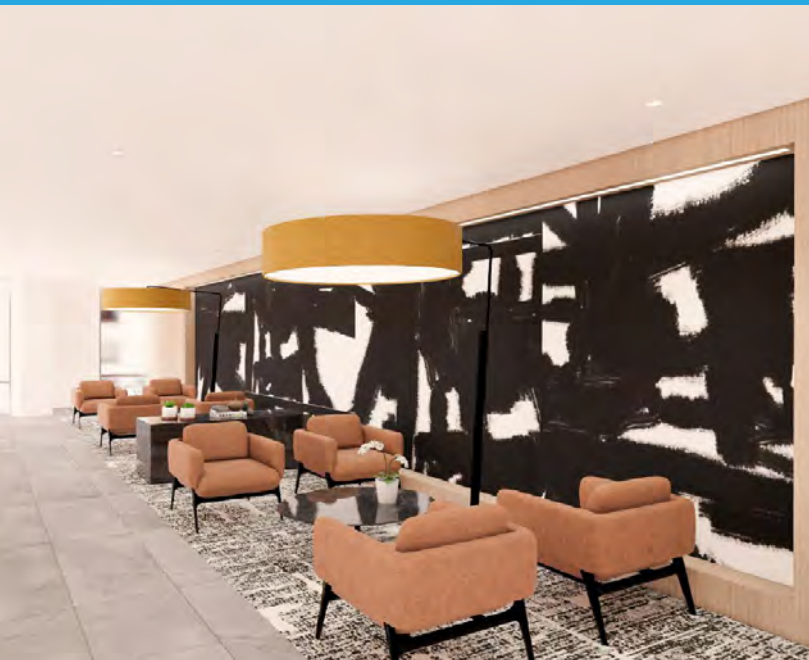
First Level Lounge



New Elevator Landing and Cabs



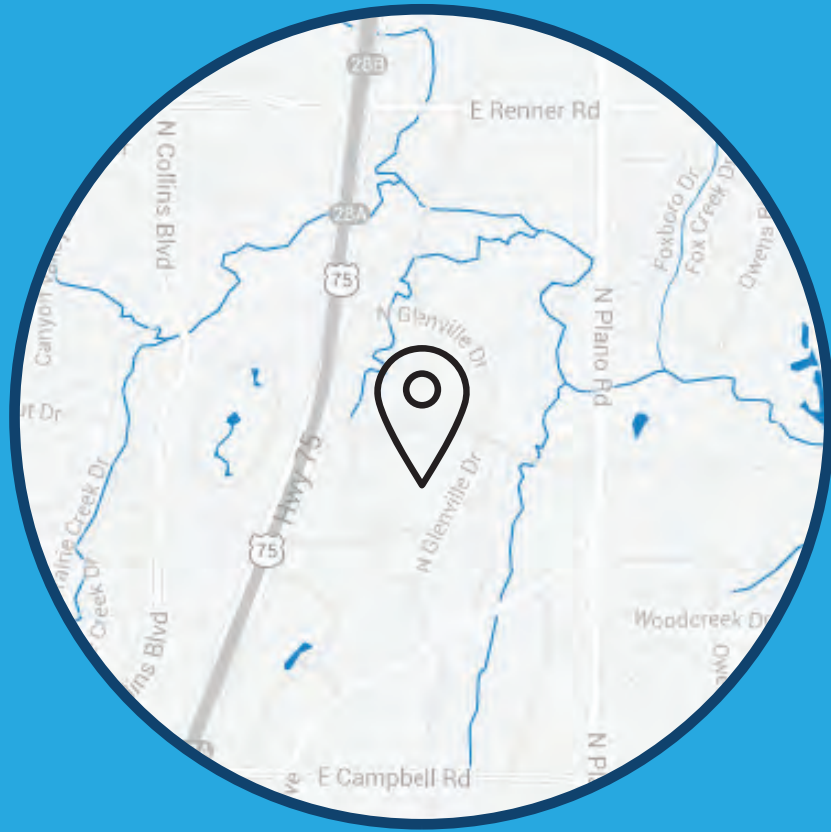
WiFi Collaboration Area



Second Level Collaboration Space



Second Level Seating Area



www.galatyncommons.com

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