

7 0 0 H I D D E N R I D G E I R V I N G , T E X A S

HIDDEN RIDGE

OFFICE CAMPUS

3 0 7 , 3 8 2 R S F F O R S U B L E A S E



LAS COLINAS

URBAN CENTER/OFFICE CENTER



VERIZON LAND
5 ACRES

BUILDING
600



BUILDING
700



BUILDING
700
PARKING

VERIZON LAND
3 ACRES

BUILDING 700
AVAILABLE FOR SUBLEASE
LEASE EXPIRATION
AUGUST 2036

BUILDING 600
LEASED BY VERIZON

SITE PLAN

PARKING GARAGE

Exxon

VARIOUS HOTELS/
EXTENDED STAY

element

114
TEXAS

HIDDEN RIDGE PKWY.

DART

EXPANSION
SPACE

verizon

BUILDING
700
AVAILABLE FOR
SUBLEASE

307,382 RSF





Food Hall



Lobby Lounge Space



Lounge Space



Food Hall Seating



Tenant Lounge



Coffee & Juice Bar



Conference Center
183 Seats with up to 260 Total Capacity

ONSITE AMENITIES

NEW EXPANDED FOOD HALL MANAGED BY:



H I D D E N R I D G E P L U G & P L A Y O F F I C E S P A C E



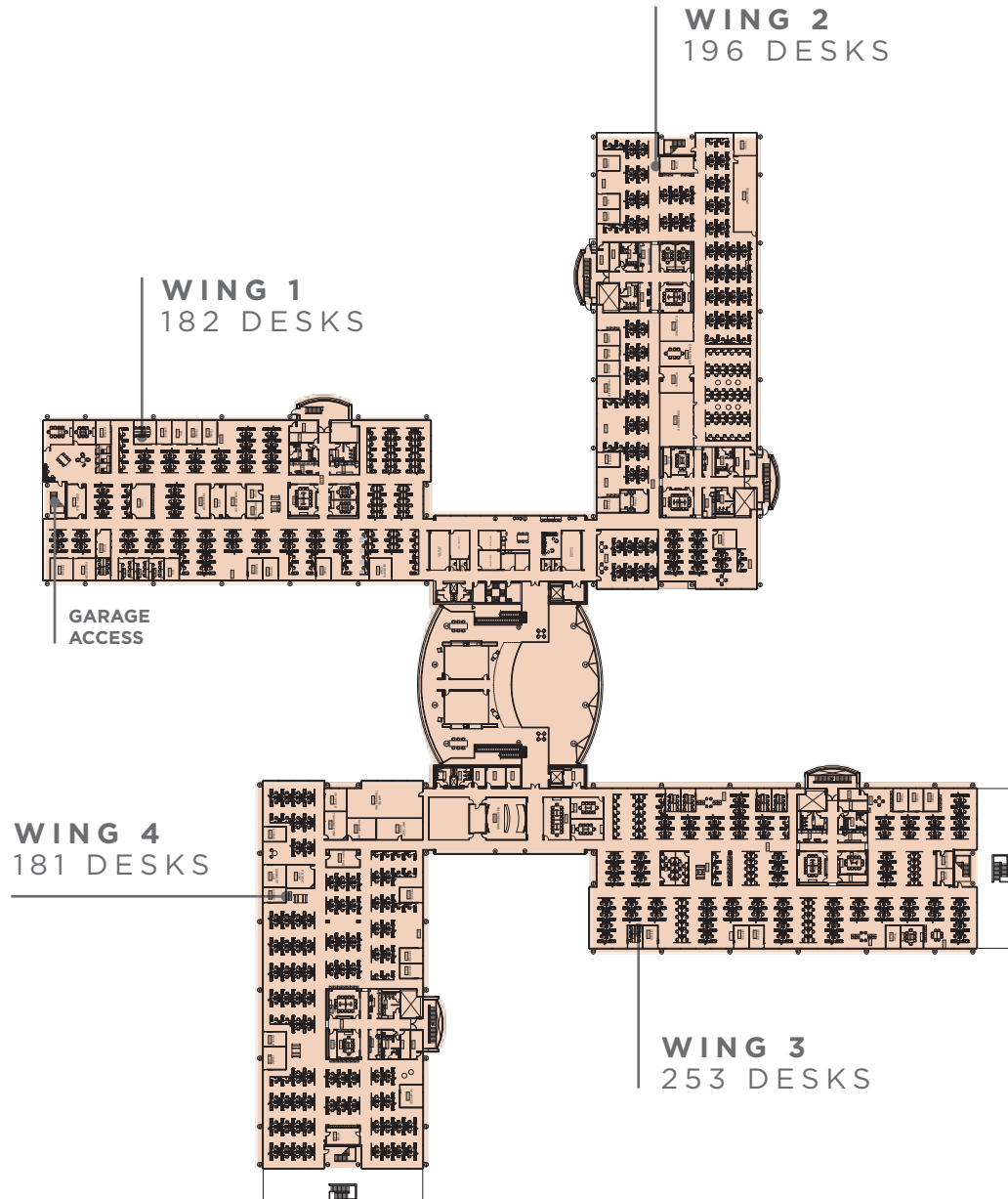
**PLUG
& PLAY**

BUILDING
700

FLOOR **2**
160,319 TOTAL RSF

WINGS 1 & 2 - 82,749 RSF
WINGS 3 & 4 - 77,570 RSF

EXISTING DESK COUNT
FLOOR 2 - 812

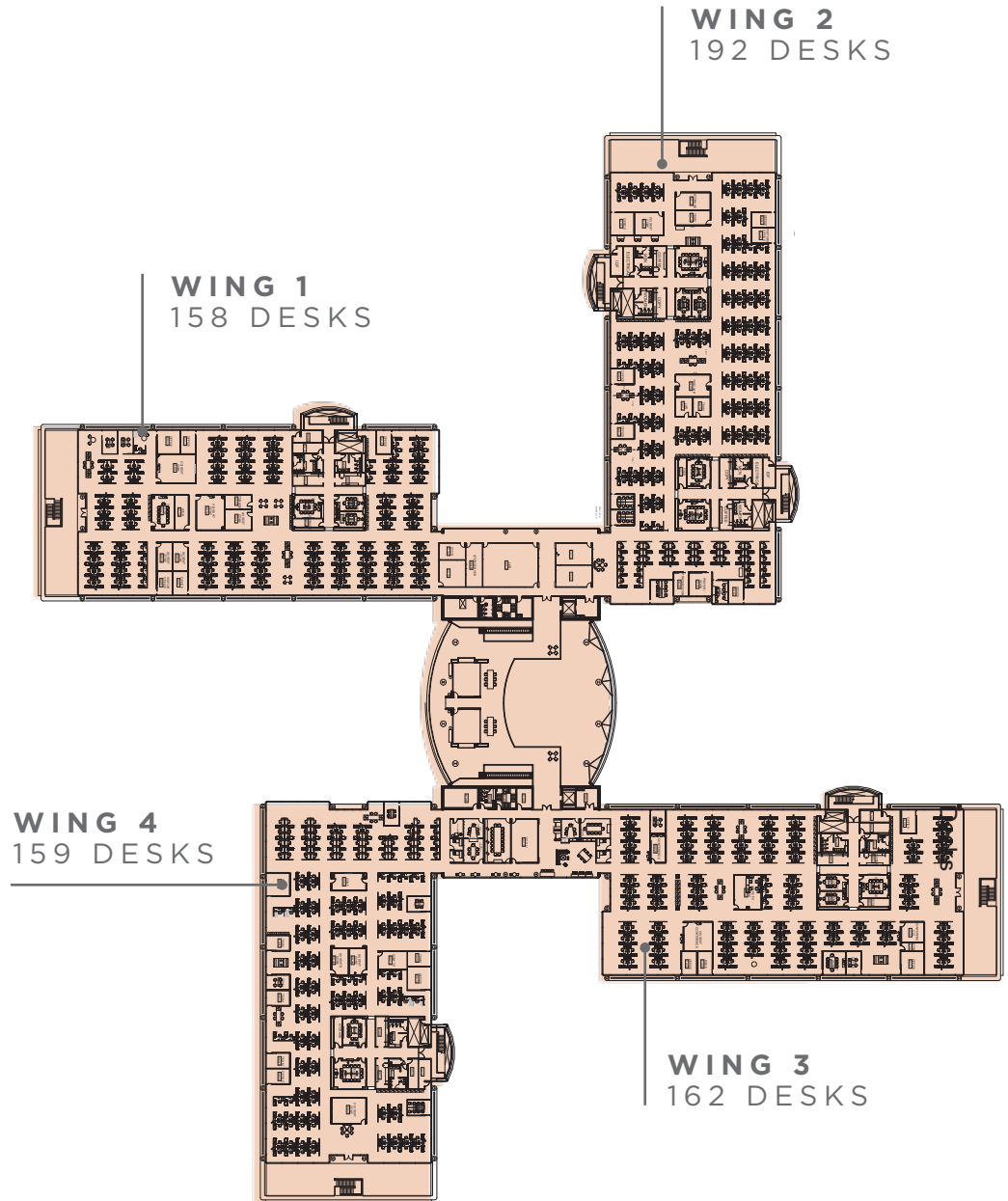


BUILDING 700

FLOOR 3
147,063 TOTAL RSF

WING 1 & 2 - 76,103 RSF
WING 3 & 4 - 70,960 RSF

EXISTING DESK COUNT
FLOOR 3 - 671



7 0 0 H I D D E N R I D G E I R V I N G , T E X A S

BUILDING
700

HIDDEN RIDGE

3 5 , 0 0 0 R S F T O 3 0 7 , 3 8 2 R S F A V A I L A B L E F O R S U B L E A S E

CONTACT:

CHRIS TAYLOR
Vice Chair
972.663.9822
chris.taylor@cushwake.com

JOHNNY JOHNSON
Executive Managing Director
972.663.9821
johnny.johnson@cushwake.com

ZACH BEAN
Executive Director
214.770.2035
zach.bean@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

Verizon expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and offers and to terminate discussions with any party at any time with or without notice. Verizon shall have no legal commitment or obligation to any prospect reviewing this brochure or making an offer unless a written agreement has been fully approved, executed, and delivered by Verizon and any conditions to Verizon's obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Verizon.

No email transmittal will constitute an electronic signature unless (i) the email specifically states that it constitutes an electronic signature, OR (ii) a document attached and transmitted via email is manually signed by a duly authorized representative of Owner and the document on which such signature appears specifically states that it may be delivered via email transmittal.

No email transmittal will constitute an electronic signature or be binding unless either (i) the sender is a duly authorized employee of Verizon and the email specifically states that it constitutes an electronic signature, OR (ii) a document attached and transmitted via email contains an electronic signature of a duly authorized employee of Verizon and the document on which such signature appears specifically states that it may be so signed. For purposes hereof "electronic signature" shall mean electronically scanned and transmitted versions (e.g., via pdf file) of an original signature, a signature electronically inserted and verified by software such as Adobe Sign, or faxed versions of an original signature.