

# LAKE SIDE

INTERNATIONAL OFFICE CENTER

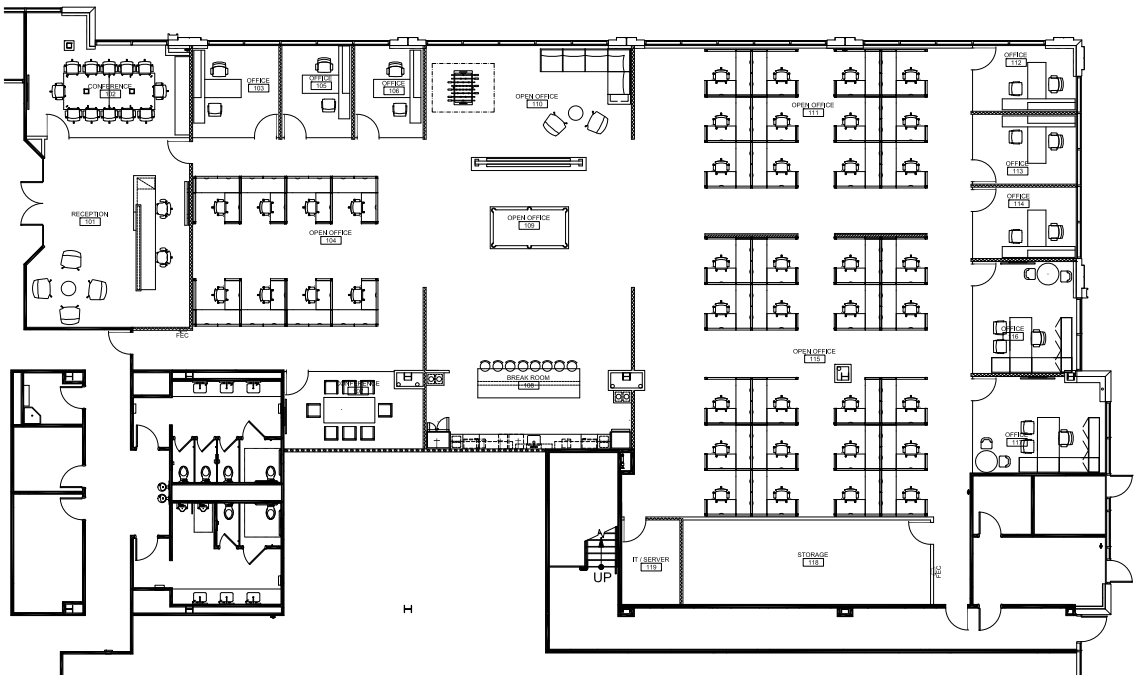


9,684 RSF AVAILABLE ON FIRST FLOOR

# Suite 160 Highlights

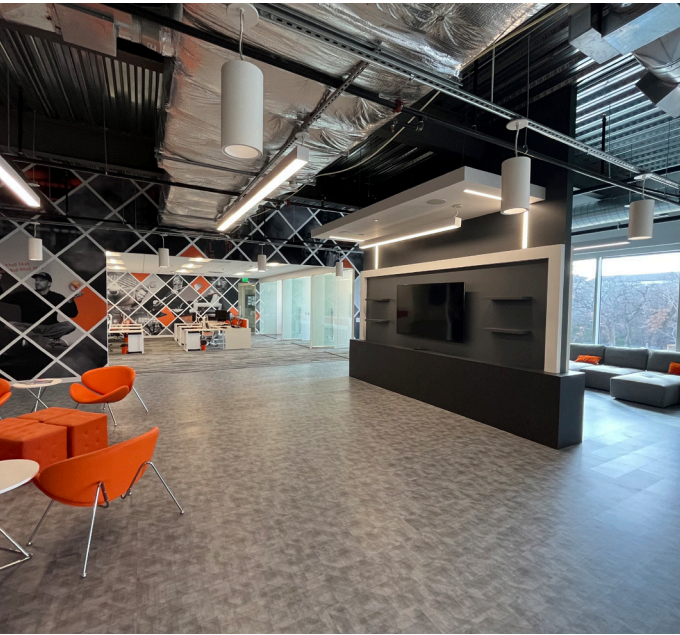
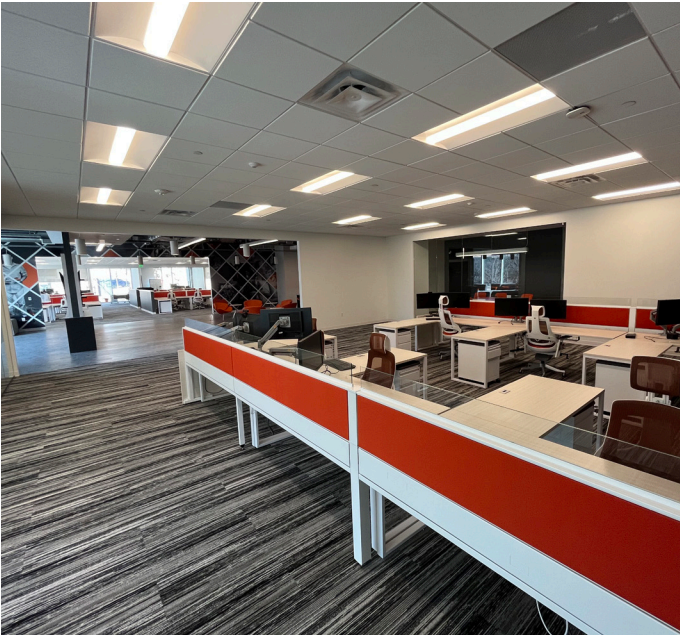
- Total RSF: 9,684 SF
- Five minutes from DFW International Airport
- State-of-the-art designed and built office space
- Terrific views of exterior landscaped areas
- Five-minute walk to Lakeside Village – tremendous amenities including diverse housing choices
- Plug-and-Play opportunity
- Best Class A Building in Flower Mound
- Covered/Structured Parking at 4/1,000

9,684 RSF



# Floor Plan







# The Class A property is the first of its kind to attract corporate office users to Flower Mound.

With a variety of walkable shops, restaurants, entertainment, and residential options, Flower Mound has become an attractive area for new residents and businesses. With the development of Lakeside International and Lakeside Village, southern Flower Mound is providing Class-A office space for the astute tenant.

## Lakeside International Office Center

Lakeside International Office Center is a 4-story, 122,000 SF building with 30,000 SF floor plates located at 777 International Parkway and as well as a 2-story, 16,500 SF building at 737 International Parkway. Both buildings share a parking garage and can provide a 4/1,000 parking ratio in the parking structure.

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**138,500 SF**

Class A Office

**4/1,000**

Parking Garage

**122,000 SF**

4-story Building

**31,000 SF**

Floor plate, 4-story Building

**16,500 SF**

2-story Building

**7,200 - 9,200 SF**

Floor plates, 2-story Building

**Trail System**

Connecting to The Shops at Lakeside

**60,000 VPD**

Excellent Exposure

**30+ Businesses**

Located at The Shops at Lakeside

**Amenity Access**

Tenant Lounge & Quality Dining /  
Shopping Options

Center Highlights



# The Shops at Lakeside

The Lakeside International Office Center is in direct proximity to The Shops at Lakeside – providing tenants with many quality options for dining and shopping. The office development also includes a trail system that will connect the office center to The Shops at Lakeside.

The Shops at Lakeside offers casual to fine dining, including Brazilian, Italian, Japanese and American cuisines. There are 31 different businesses currently located in the Shops at Lakeside including convenient neighborhood services.

## Sampling of Dining & Neighborhood Services

- |                           |                        |                        |
|---------------------------|------------------------|------------------------|
| Lakeside Donuts           | Majestic Nail Spa      | Urban Vybe             |
| Milwaukee Joe’s Ice Cream | Epic Gelato            | Mena’s Grill           |
| Starbucks                 | Mio Nonno              | Amber Michelle Salon   |
| Hanaya                    | The Lodge              | The Nesus Lakeside     |
| Rush Bowls                | Bloom A Round          | Victory Sports Rehab   |
| Carvao                    | Briesly’s Boutique     | StateFarm              |
| Burger IM                 | Hello Daffodil         | The Tavern at Lakeside |
| Bottle & Bottega          | Craft Pies             | The Med Spa            |
| Gusto Wine Bar            | The Market at Lakeside | Elan Flower Mound      |



# In the Neighborhood.

## At the Front Door of DFW International Airport

- 5 minute drive to DFW International Airport
- Central metroplex location
- 2.9 miles to the north of Grapevine Mills Mall
- 7 miles to the south of The Shops at Highland Village
- Exemplary rated elementary, middle and high schools
- Lakeside Business District in Flower Mound is home to numerous large corporations such as Stryker and Wayfair







# Leasing Information.

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