

LAKESIDE

INTERNATIONAL OFFICE CENTER



9,684 RSF AVAILABLE ON FIRST FLOOR

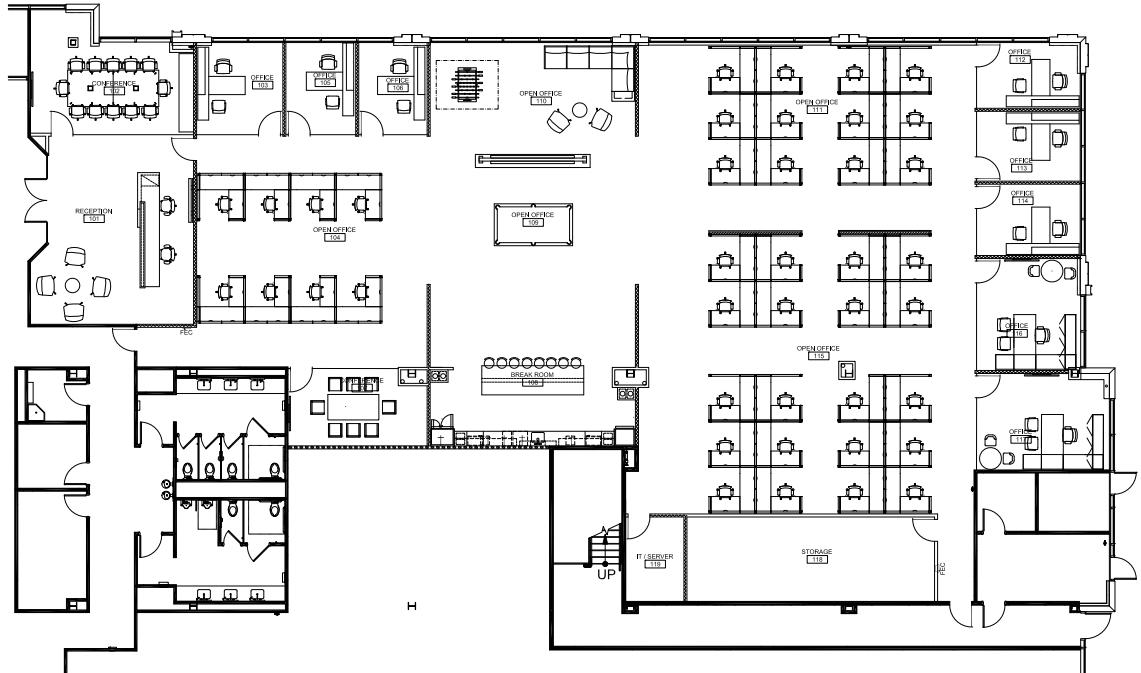


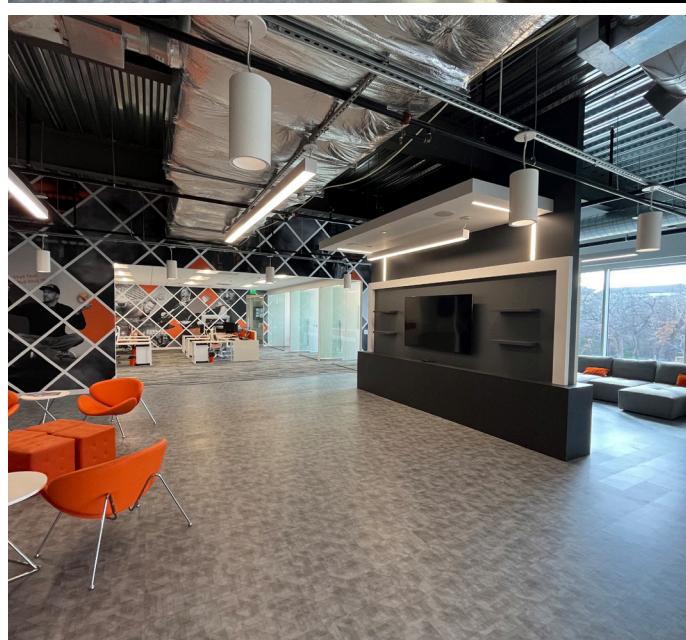
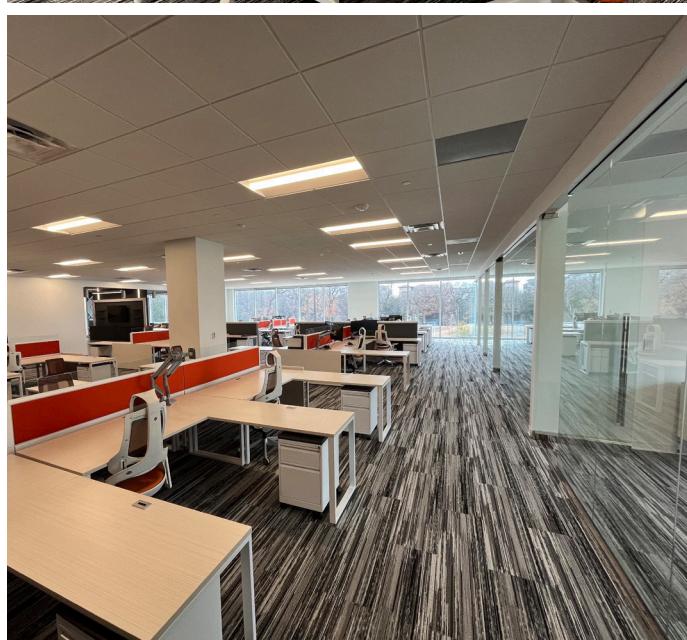
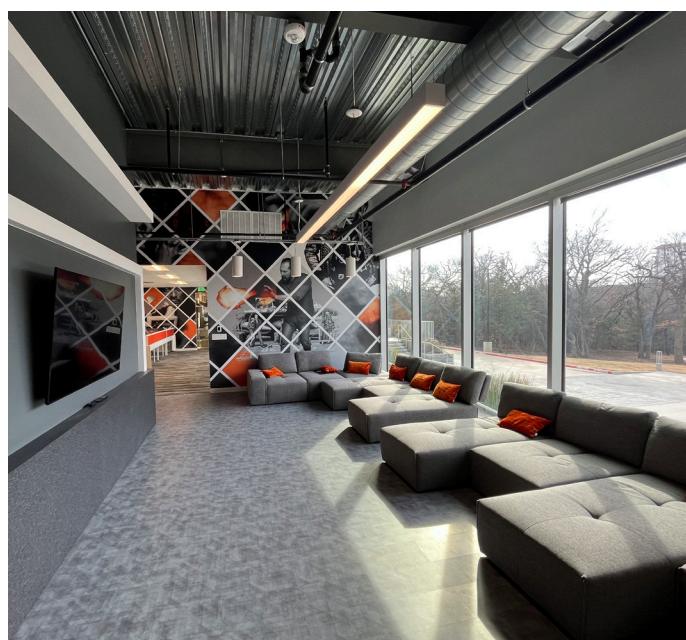
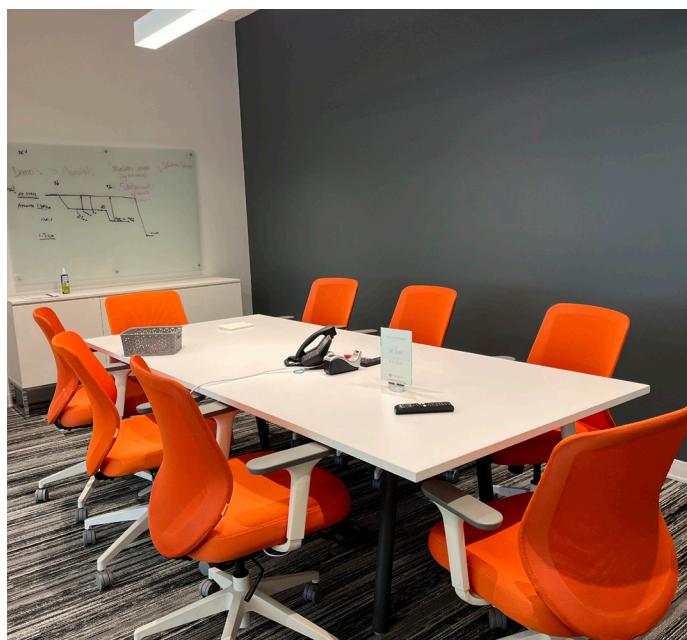
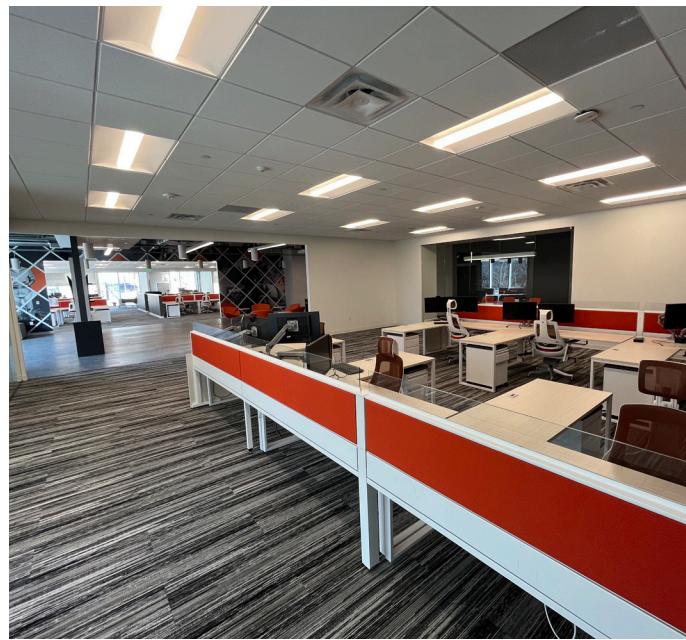
Floor Plan

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





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.





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

Milwaukee Joe's Ice Cream

Starbucks

Hanaya

Rush Bowls

Carvao

Burger IM

Bottle & Bottega

Gusto Wine Bar

Majestic Nail Spa

Epic Gelato

Mio Nonno

The Lodge

Bloom A Round

Briesly's Boutique

Hello Daffodil

Craft Pies

The Market at Lakeside

Urban Vybe

Mena's Grill

Amber Michelle Salon

The Nesus Lakeside

Victory Sports Rehab

StateFarm

The Tavern at Lakeside

The Med Spa

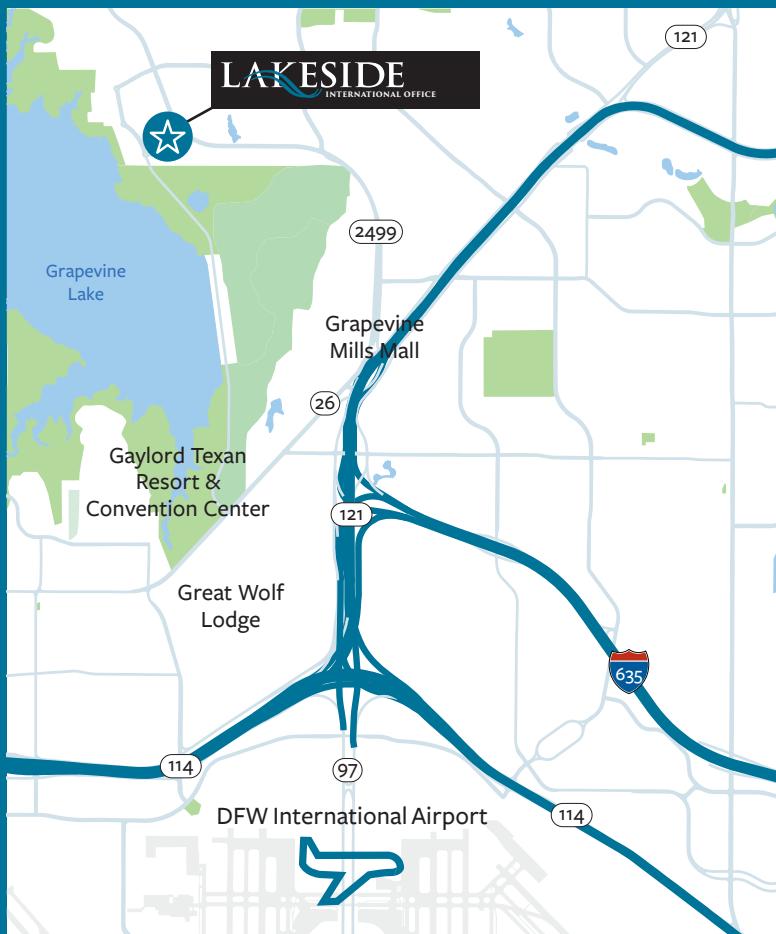
Elan Flower Mound



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.

DARYL MULLIN, CCIM

214 438 6388

daryl.mullin@jll.com

LAUREN HALSTEDT

214 438 6155

lauren.halstedt@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020 Jones Lang LaSalle IP, Inc. All rights reserved.

