



CUBE EXECUTIVE SUITES
Coworking | Private Offices | Meeting Rooms

CUBEXEC AT LAS COLINAS VILLAGE

955 W JOHN CARPENTER FWY SUITE 100 IRVING, TX 75039

OFFICE BUILDING FOR LEASE

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PROPERTY DESCRIPTION

Las Colinas Village is a dining and entertainment destination with an 18-hour customer base serving the daytime workforce for business lunches and services along with the restaurants for happy hour and nightlife.

PROPERTY HIGHLIGHTS

- Las Colinas has seen a 21.6% population increase since the 2010 Census and has been in the top 5 best performing submarkets in the DFW MSA.
- Las Colinas is a master planned community that consists of over 40 residential neighborhoods and is home to over 53 Fortune 500 Companies and Five Global Headquarters.
- Las Colinas Village is conveniently located six miles from DFW Airport and 11 miles from Dallas Love Field Airport.
- Irving-Las Colinas has access to 3.3 million highly educated workforce within a 30

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LOCATION DESCRIPTION

Irving is a principal city in Dallas County in the U.S. state of Texas and it is also an inner ring suburb of the city of Dallas. According to a 2017 estimate from the United States Census Bureau, the city population was 240,373 making it the thirteenth-most populous city in Texas and 93rd most populous city in the U.S. The city of Irving is part of the Dallas-Fort Worth metroplex.

Irving includes the Las Colinas community, one of the first master-planned developments in the United States and once the largest mixed-use development in the Southwest with a land area of more than 12,000 acres (4,856 ha). Las Colinas is home to the Mustangs at Las Colinas, which is the largest equine sculpture in the world, as well as many Fortune 500 companies, such as ExxonMobil, Kimberly-Clark and Fluor Corporation. In April 2019, the Westin Irving Convention Center Hotel opened, signalling the completion of the city's special entertainment district that includes the Irving Convention Center at Las Colinas and the Toyota Music Factory.



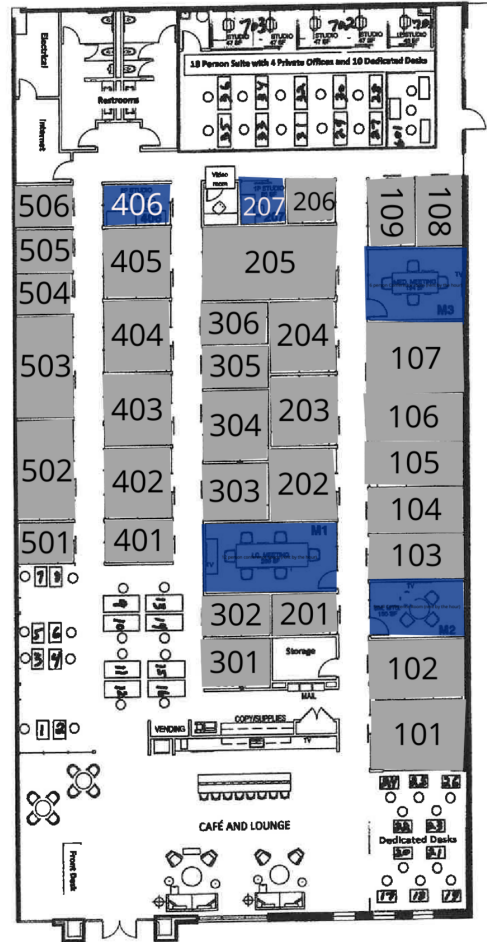
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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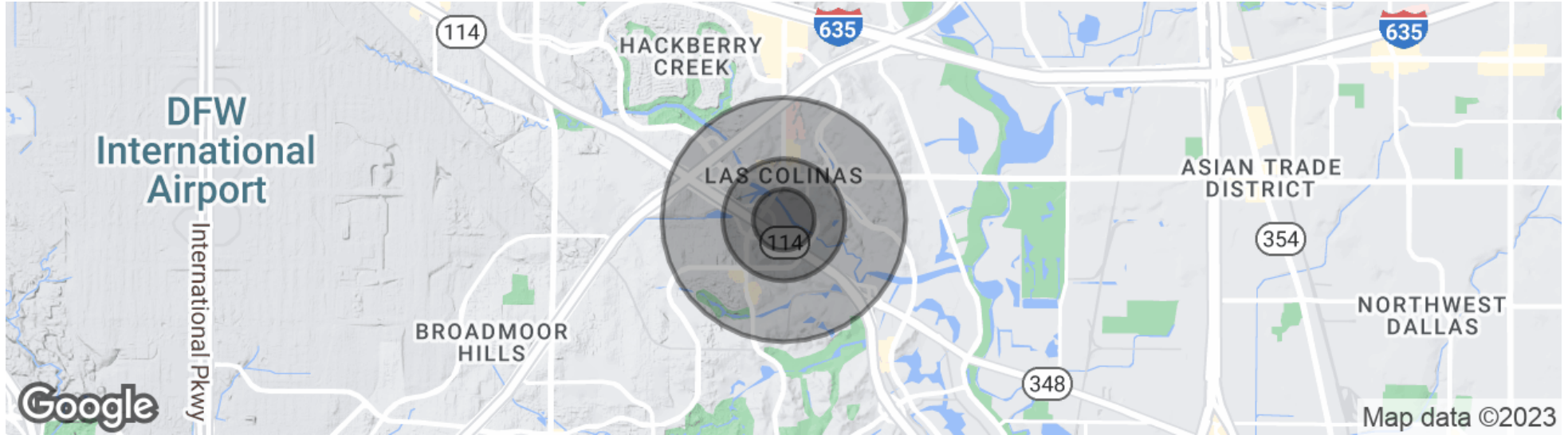
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,730	3,668	13,194
Average age	28.0	28.7	30.8
Average age (Male)	28.2	28.6	31.3
Average age (Female)	27.8	28.5	29.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	728	1,608	6,114
# of persons per HH	2.4	2.3	2.2
Average HH income	\$78,523	\$83,015	\$94,336
Average house value	\$18,124	\$56,790	\$128,145

* Demographic data derived from 2020 ACS - US Census

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Google

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