

Westridge Park – Phase II

AVAILABLE FOR LEASE



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WESTRIDGE PARK

1660 WESTRIDGE CIRCLE NORTH

PHASE II DEVELOPMENT

COMING SOON

88,000 SF

PHASE II WILL OFFER THE FLEXIBLE GROWTH OPPORTUNITY OF 88,000 SF OF CLASS A OFFICE SPACE PLUS AMENITIES, MAKING WESTRIDGE PARK AN IDEAL SITE FOR A CORPORATE CAMPUS.



STATE OF THE
ART GYM



ON SIGHT
CAFE



CLASS A OFFICE WITH STRIKING
MODERN ARCHITECTURE



UNMATCHED VIEWS OF LAS
COLINAS

CORPORATE SIGNAGE



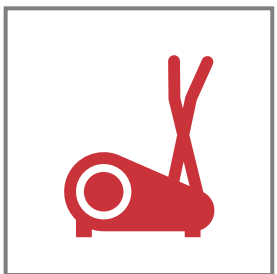
AMENITIES



Open Floor Plans
for Collaborative Space



Café/Dining Options



On-Site Gym



Covered Parking

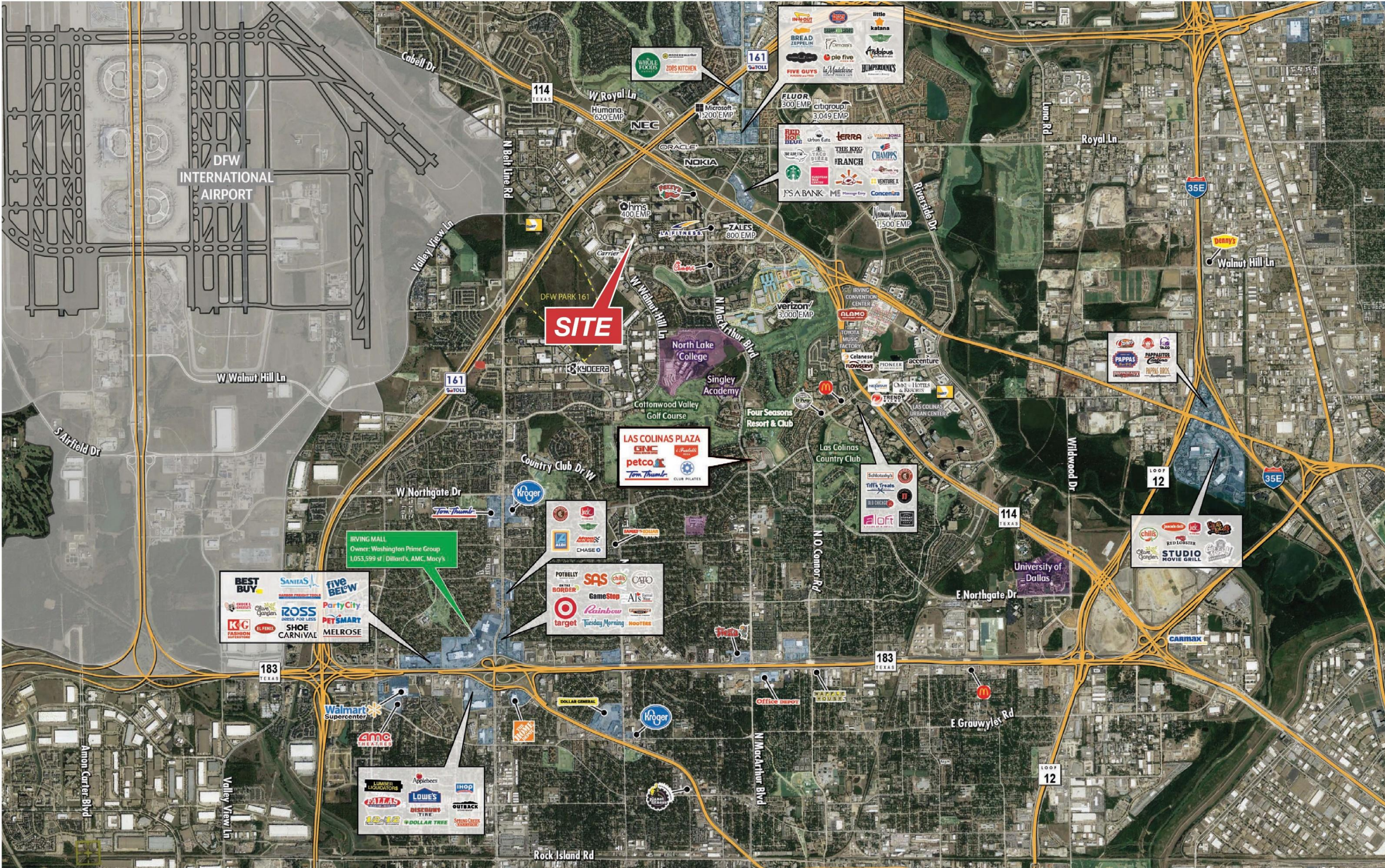


Enhanced HVAC Filtration



Proximity to Entertainment

AERIAL





modus architecture



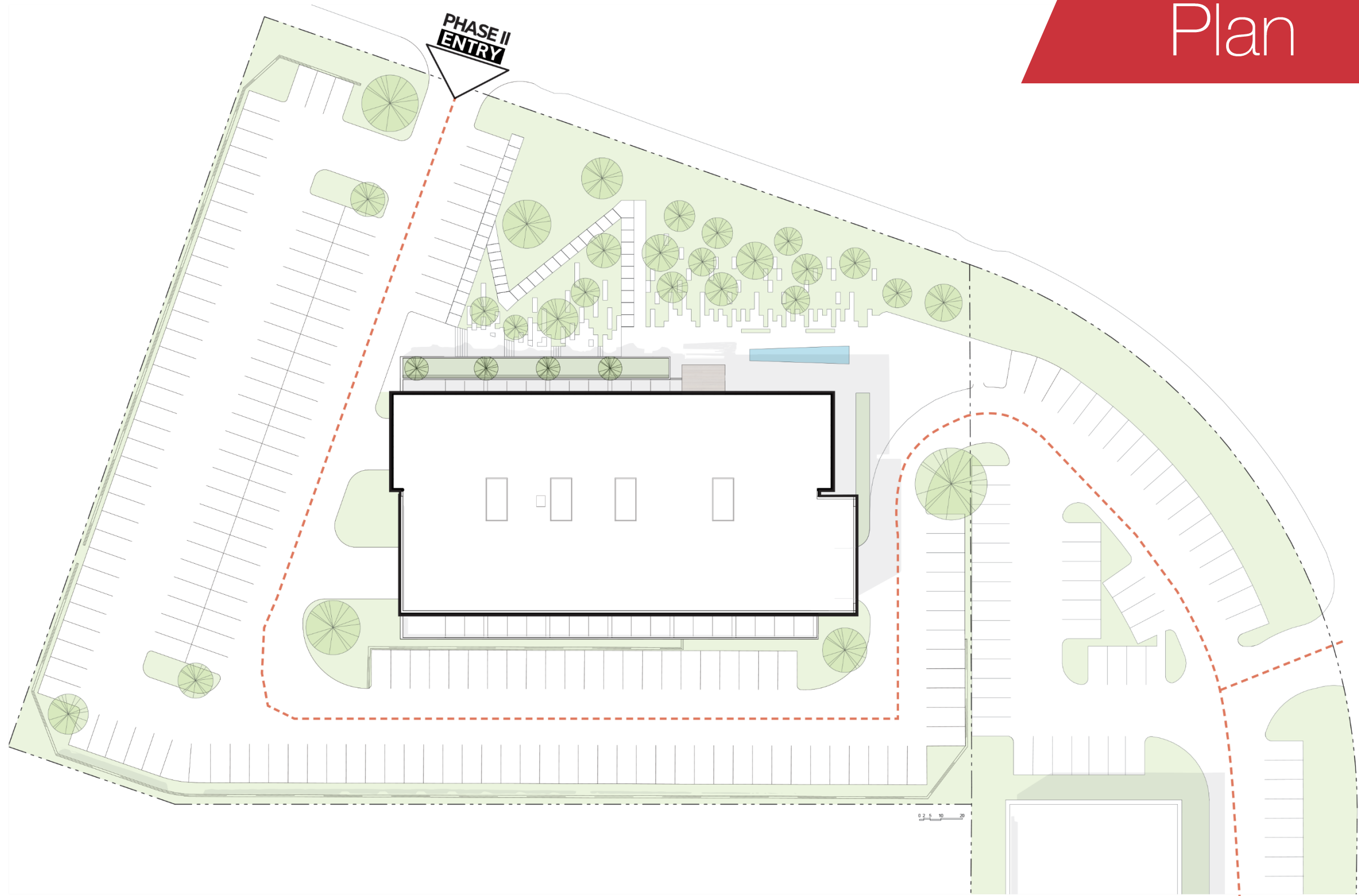
88,000 GSF SCOPE

WESTRIDGE PARK - PHASE II

IRVING, TEXAS

modus architecture

Site Plan

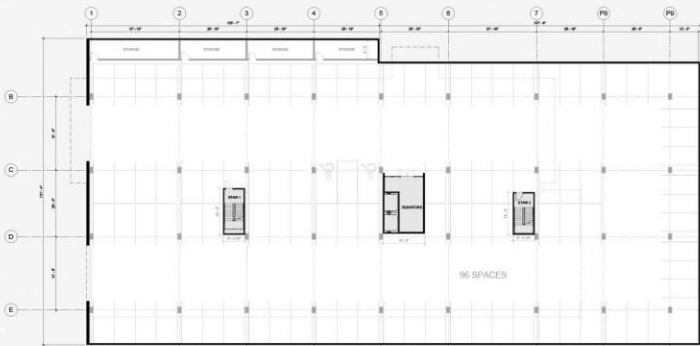


Floor Plans & Lease Efficiency

LEVEL P1 AREAS

CORE: 588 SF
USABLE: 0 SF
RENTABLE: 588 SF

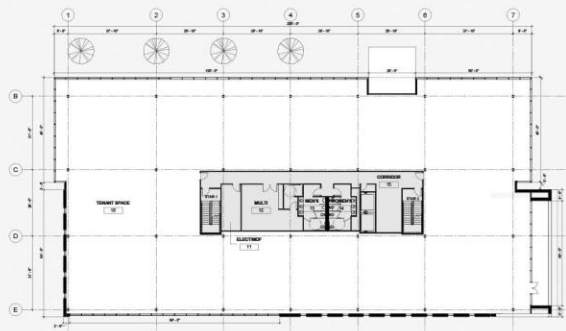
GROSS FLOOR AREA: 803 SF
GARAGE AREA: 33,197 SF



LEVEL 1 AREAS

CORE: 2,015 SF
USABLE: 17,960 SF
RENTABLE: 19,975 SF

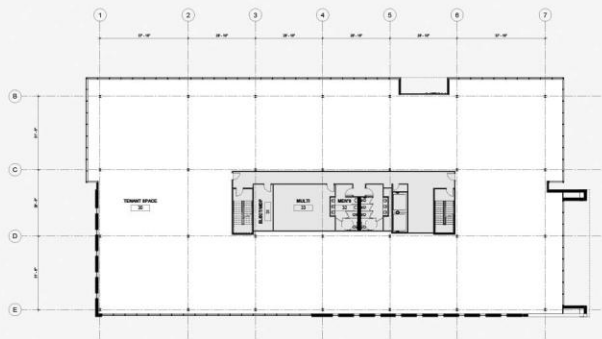
GROSS FLOOR AREA: 20,648 SF



LEVEL 3 AREAS

CORE: 2,015 SF
USABLE: 17,555 SF
RENTABLE: 19,572 SF

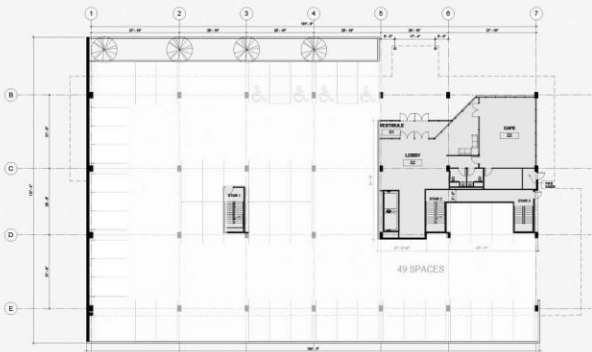
GROSS FLOOR AREA: 20,648 SF



LEVEL P2 AREAS

CORE: 1,965 SF
USABLE: 865 SF
RENTABLE: 2,838 SF

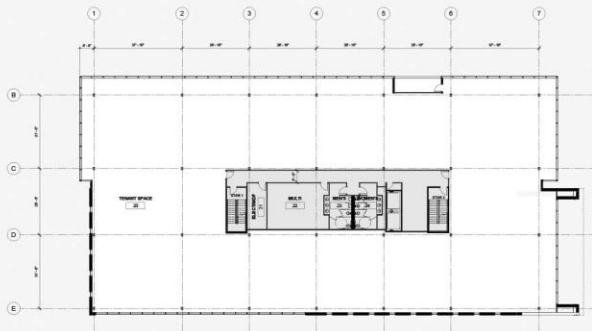
GROSS FLOOR AREA: 3,485 SF
GARAGE AREA: 19,829 SF



LEVEL 2 AREAS

CORE: 2,051 SF
USABLE: 17,698 SF
RENTABLE: 20,648 SF

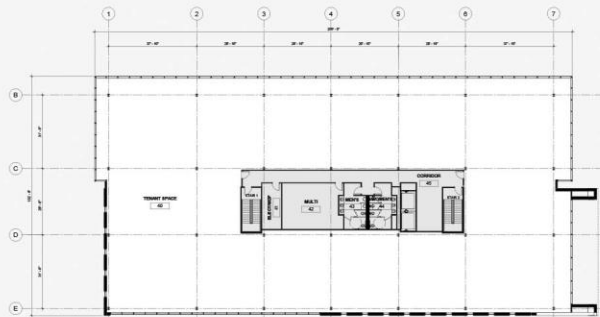
GROSS FLOOR AREA: 20,648 SF



LEVEL 4 AREAS

CORE: 2,051 SF
USABLE: 17,698 SF
RENTABLE: 19,749 SF

GROSS FLOOR AREA: 20,797 SF

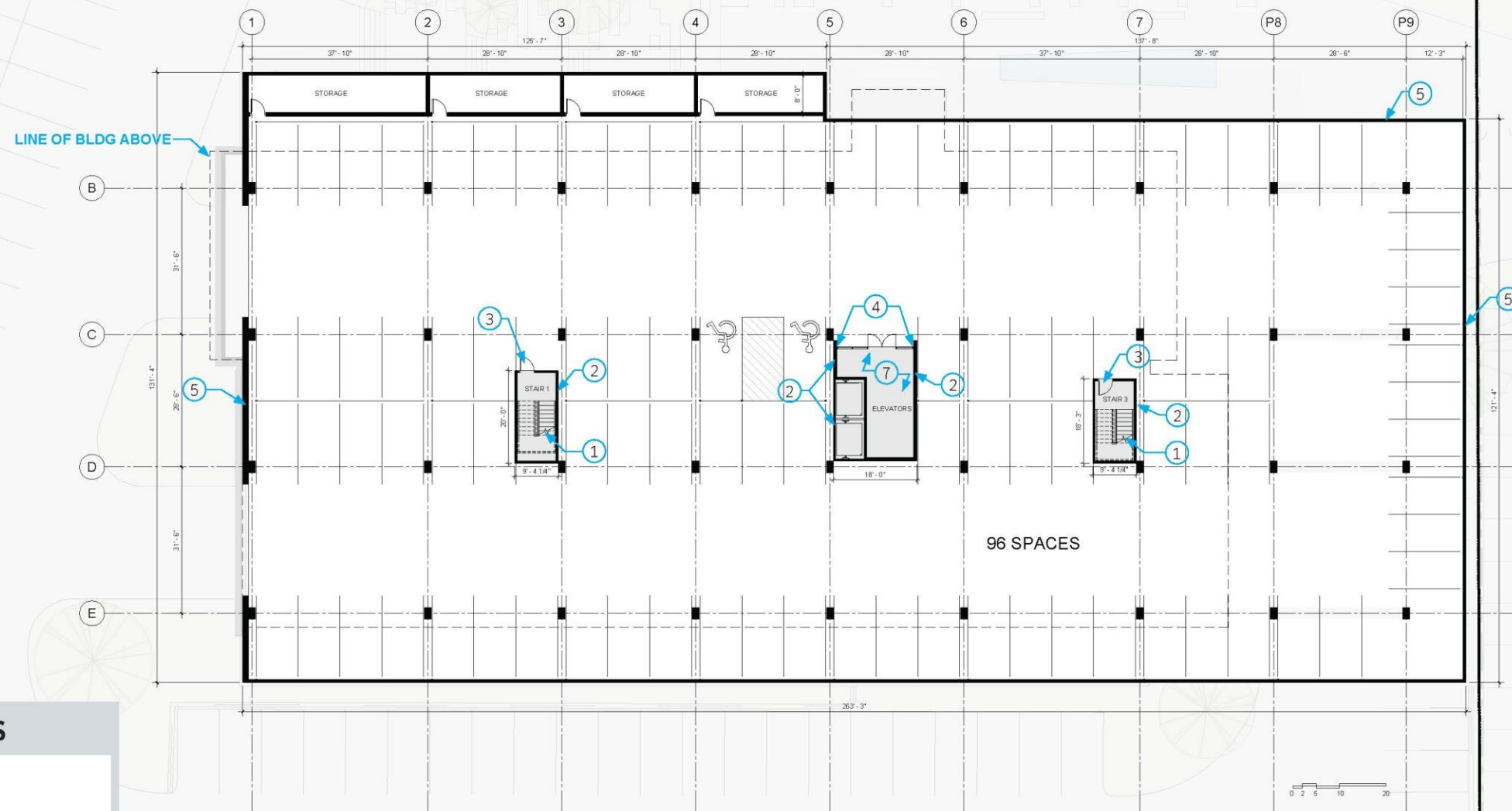


OVERALL AREAS

CORE: 10,692 SF
USABLE: 71,776 SF
RENTABLE: 82,468 SF
GROSS: 87,029 SF
GARAGE AREA: 33,197 SF
COMMON AREA MULTIPLIER: 1.15

LEVEL P1

Level P1



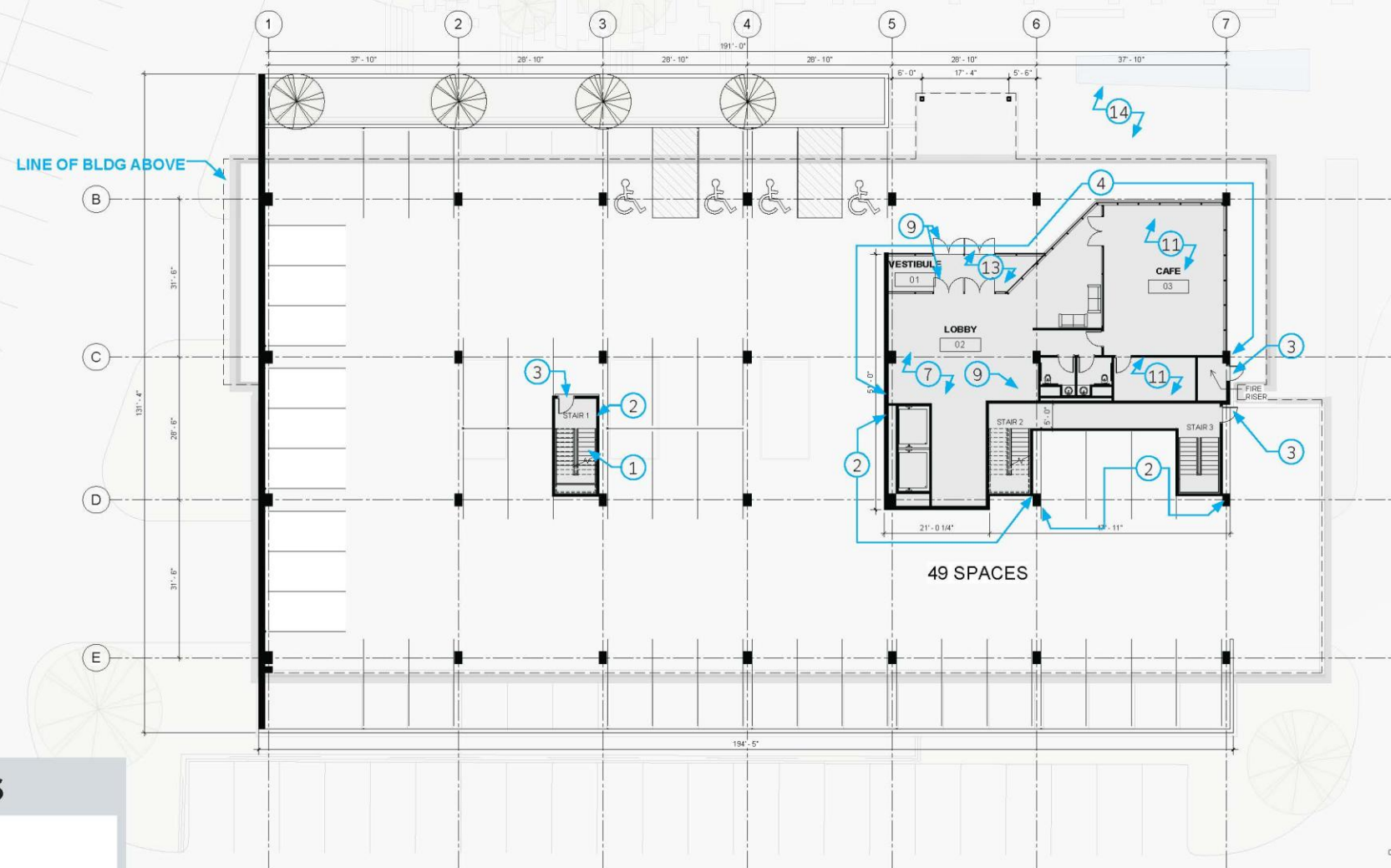
LEVEL P1 AREAS

CORE: 588 SF
USABLE: 0 SF
RENTABLE: 588 SF

GROSS FLOOR AREA: 803 SF
GARAGE AREA: 33,197 SF

LEVEL P2

Level P2



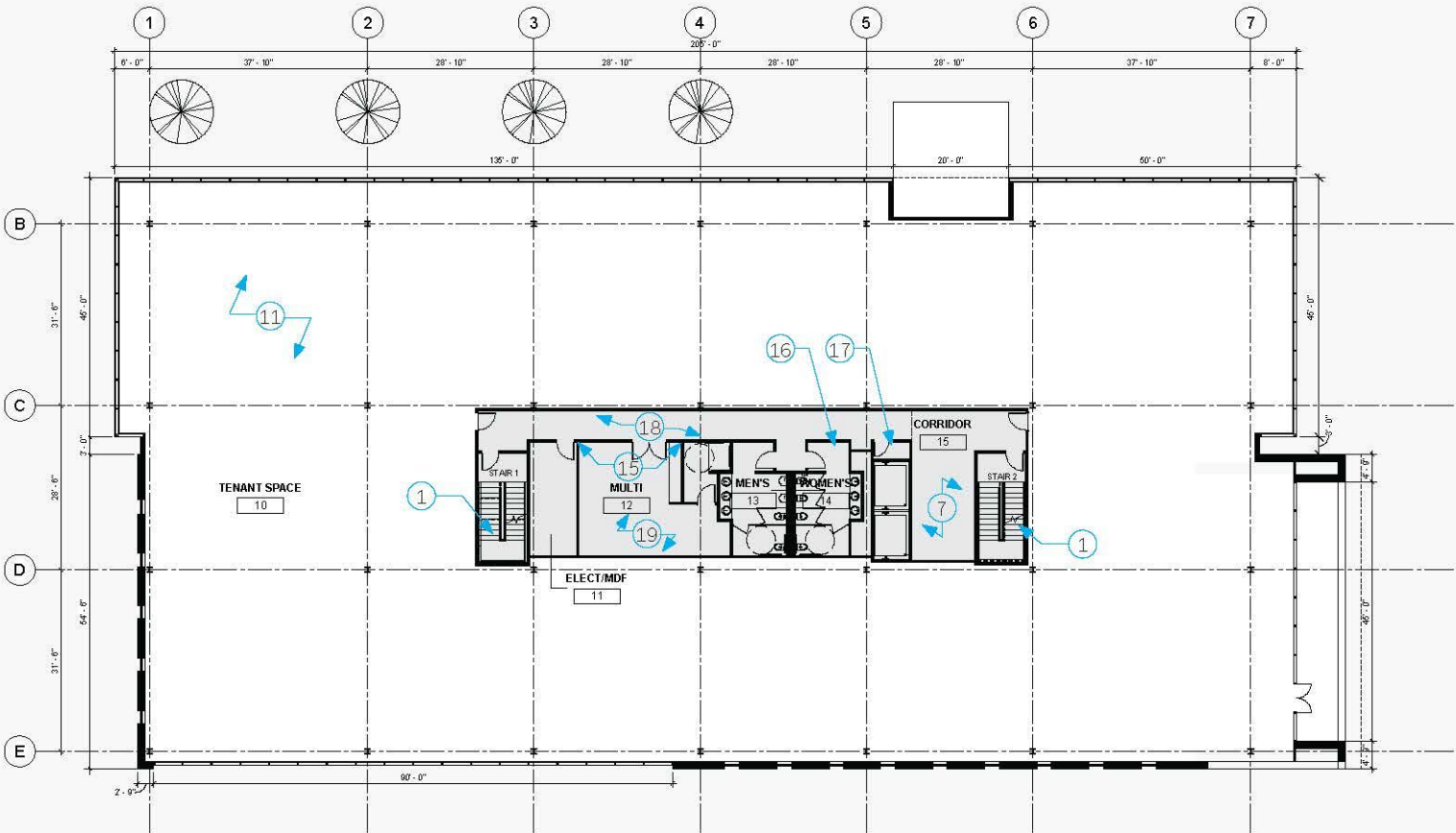
LEVEL P2 AREAS

CORE: 1,965 SF
 USABLE: 865 SF
 RENTABLE: 2,2835 SF

GROSS FLOOR AREA: 3,485 SF
 GARAGE AREA: 19,829 SF

LEVEL 01

Level 01



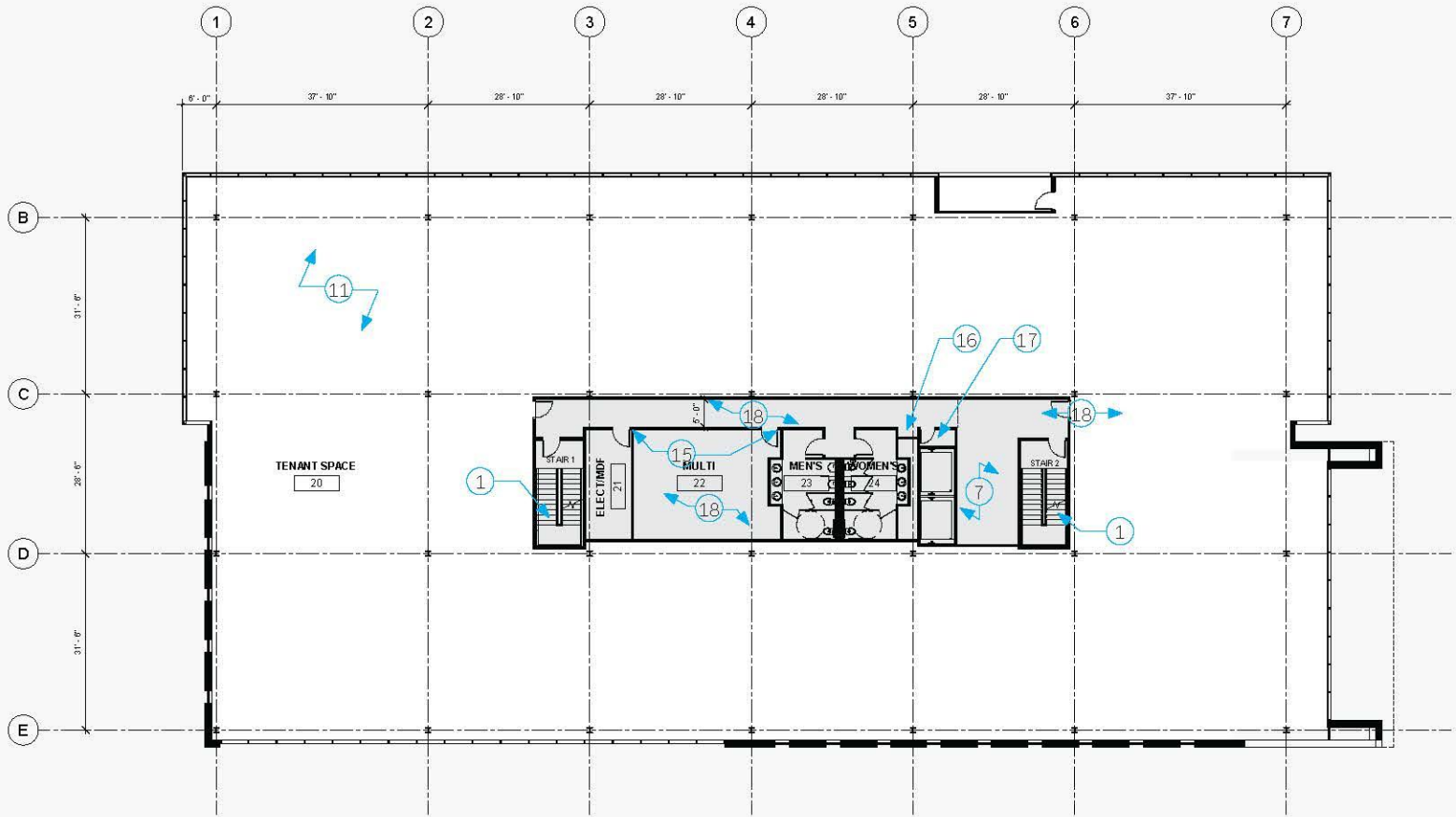
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USABLE: 17,960 SF
RENTABLE: 19,975 SF

GROSS FLOOR AREA: 20,648 SF

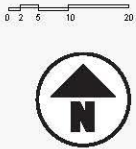
LEVEL 02

Level 02



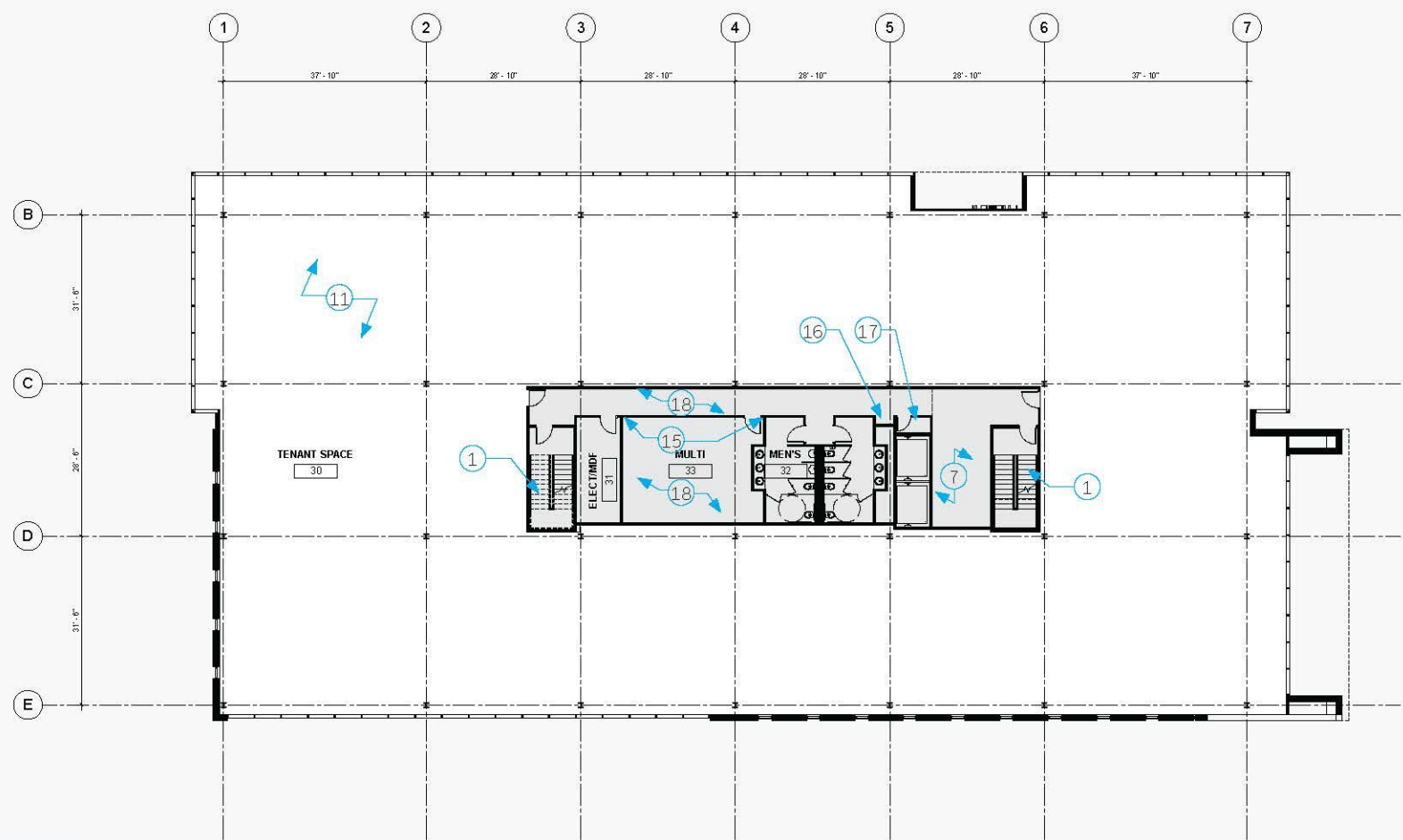
LEVEL 2 AREAS

CORE: 2,051 SF
USABLE: 17,648 SF
RENTABLE: 19,749 SF
GROSS FLOOR AREA: 20,648 SF



LEVEL 03

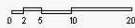
Level 03



LEVEL 3 AREAS

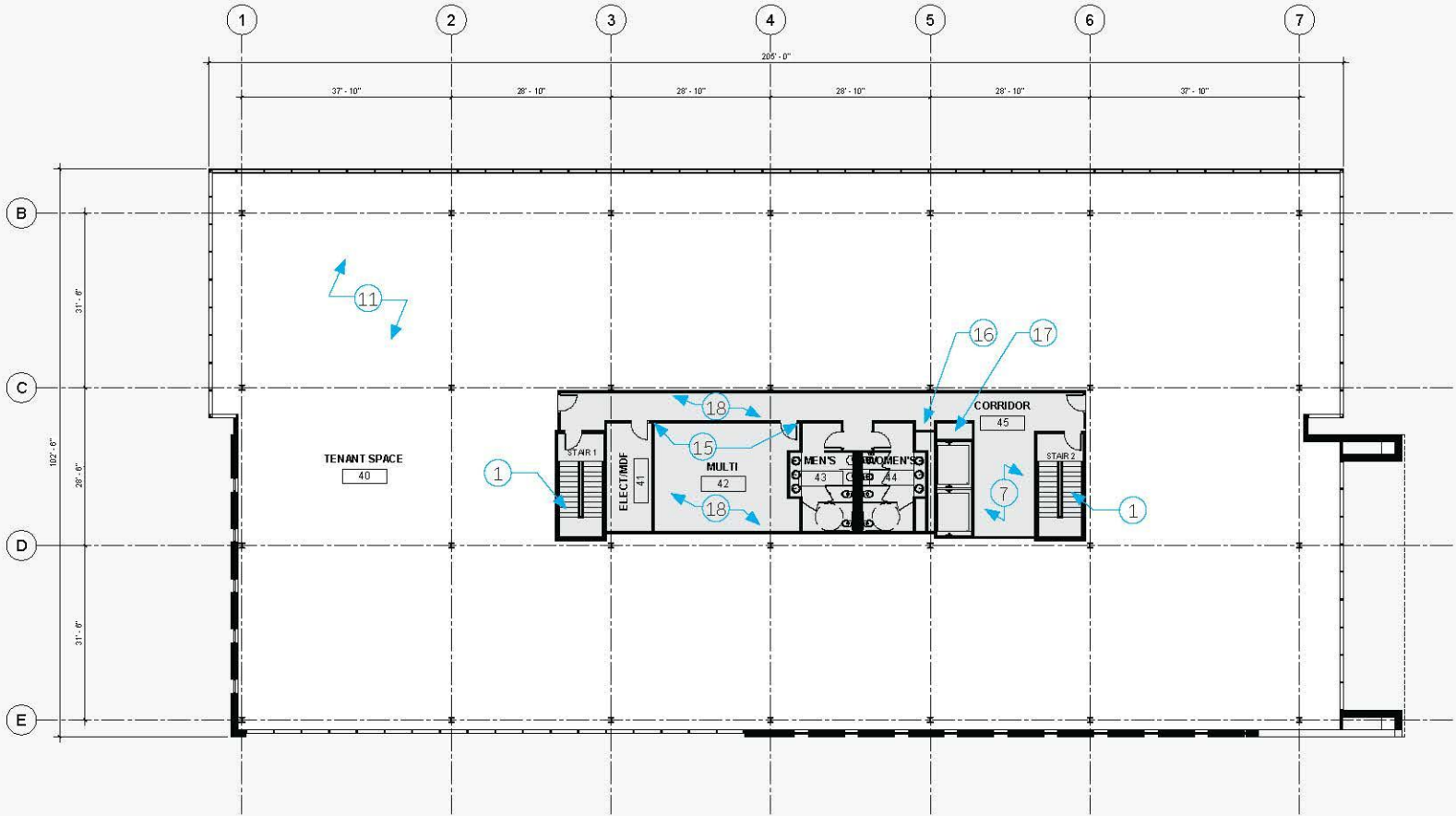
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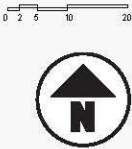
LEVEL 04

Level 04



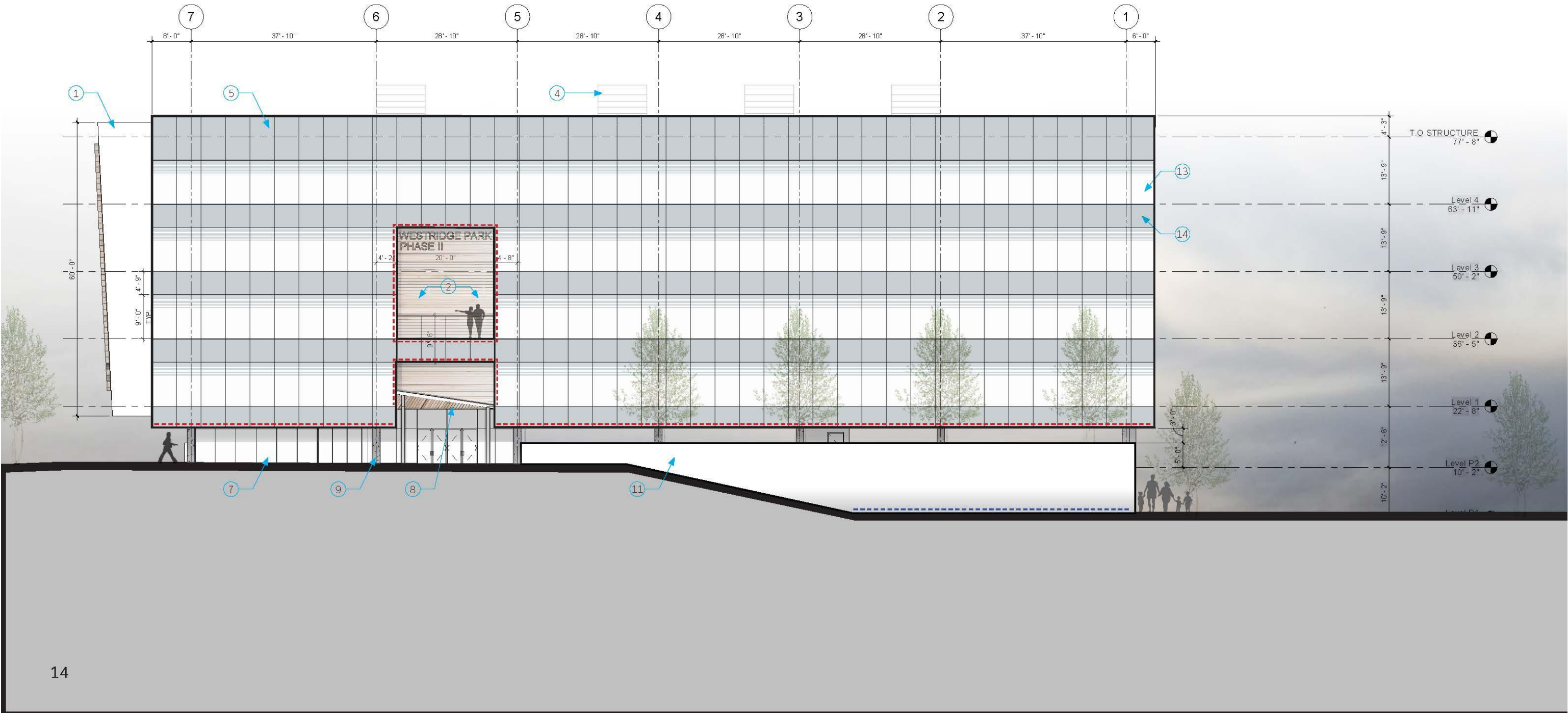
LEVEL 4 AREAS

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USABLE: 17,698 SF
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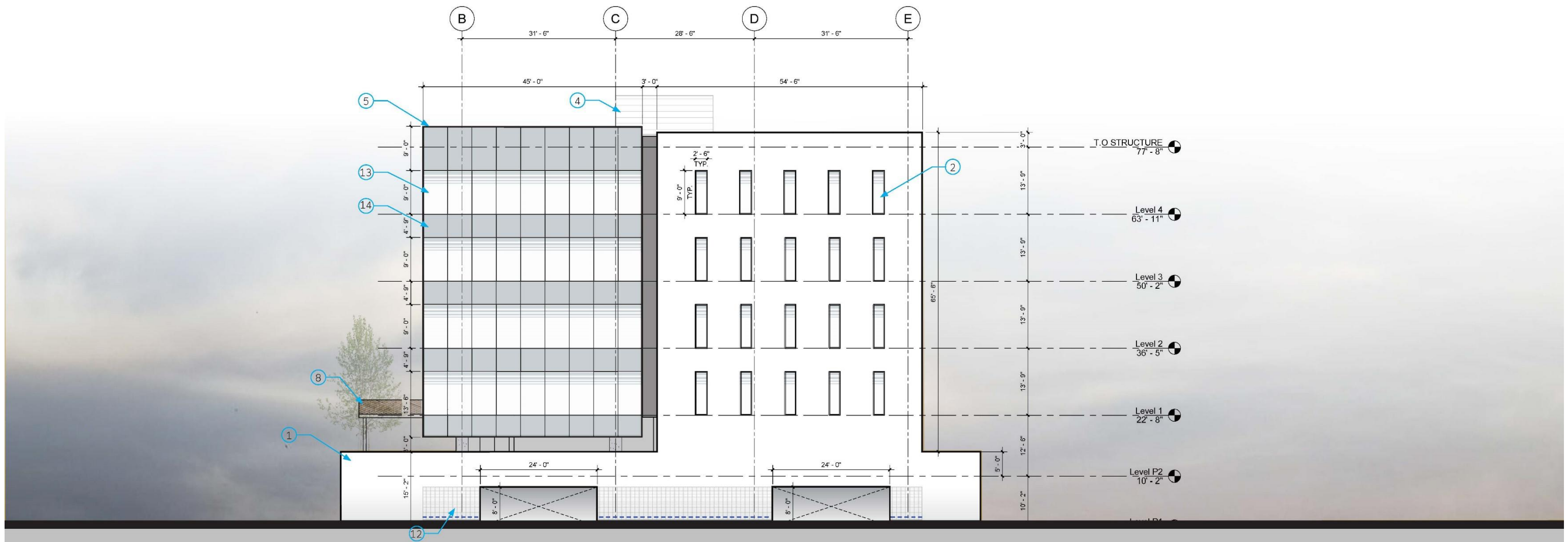
NORTH ELEVATION

North Elevation



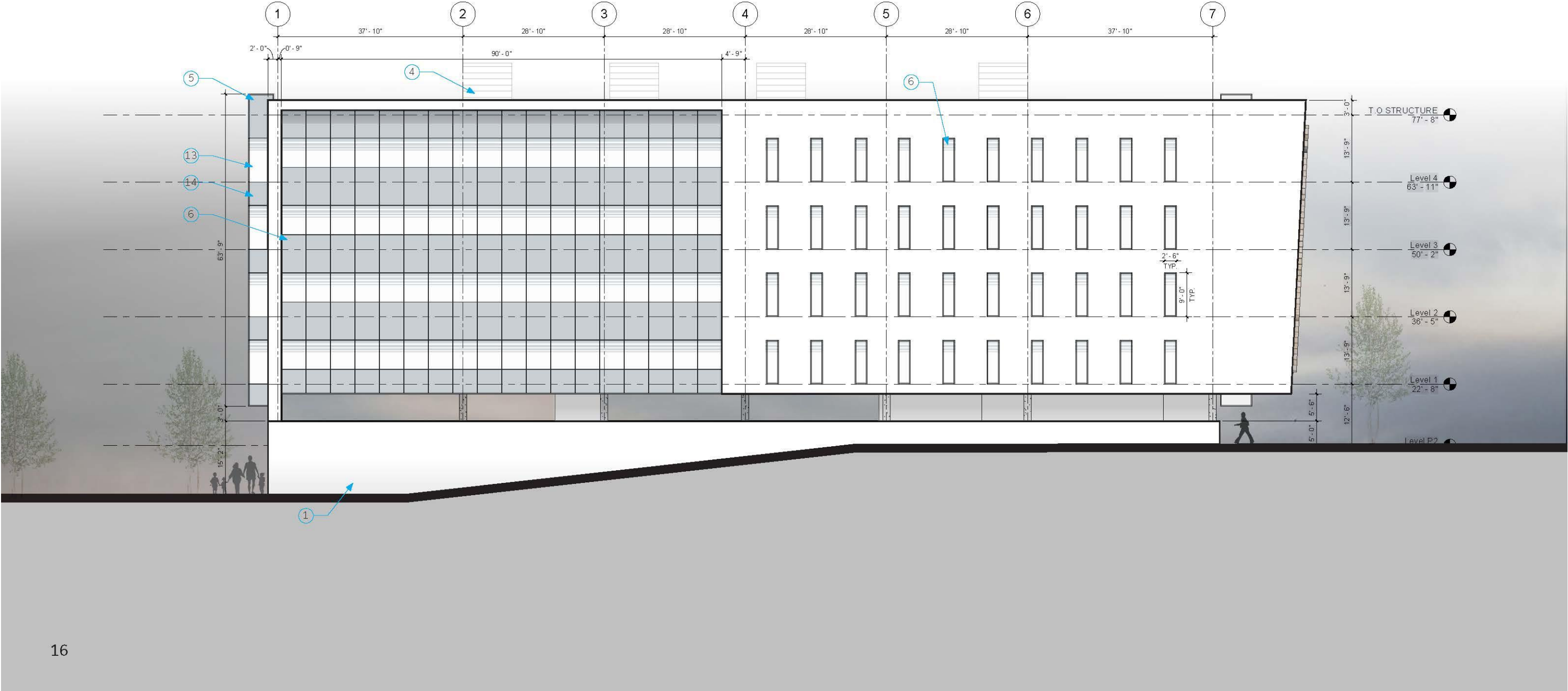
EAST ELEVATION

East Elevation



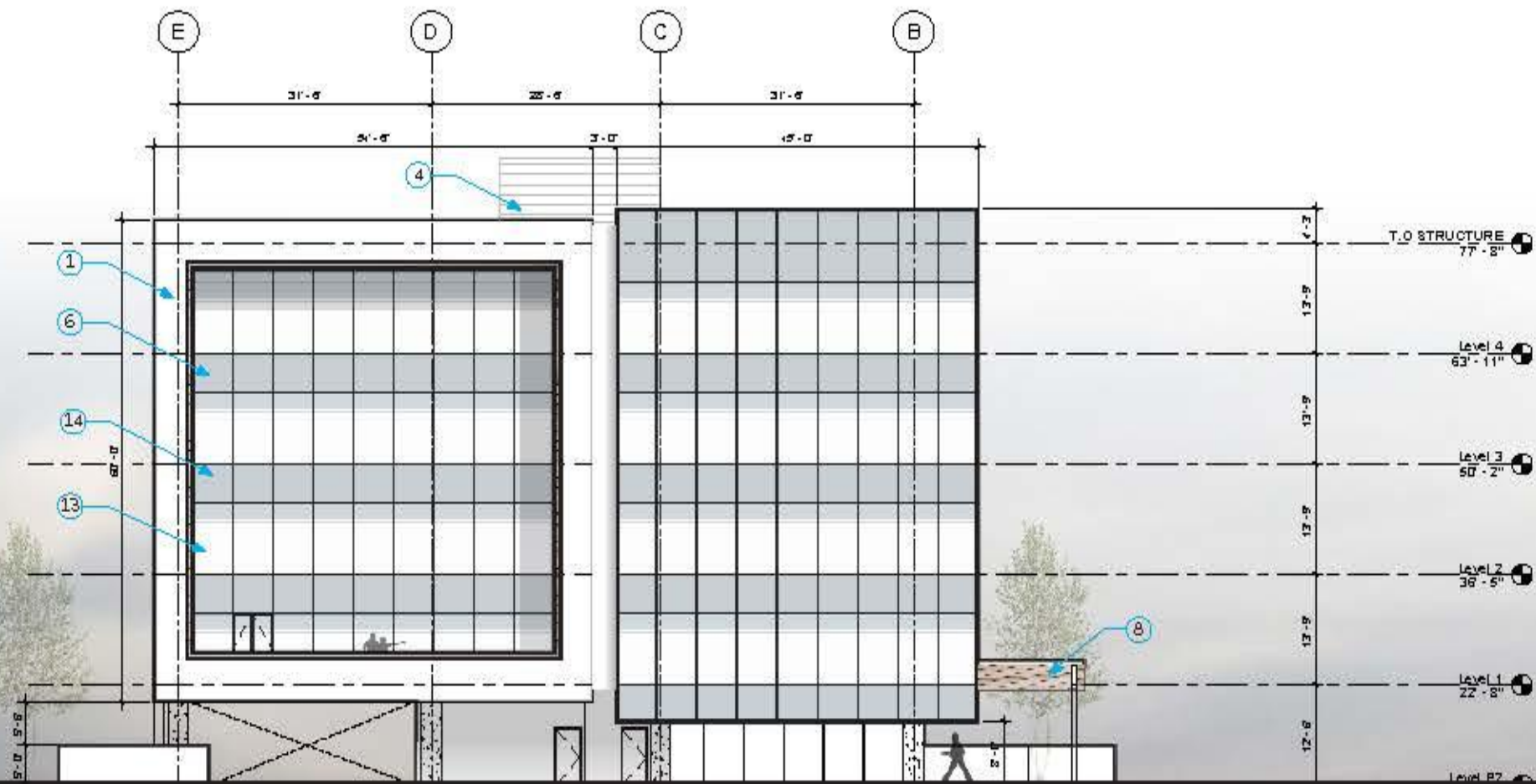
SOUTH ELEVATION

South Elevation



WEST ELEVATION

West Elevation



TEXAS AT A GLANCE



9TH LARGEST ECONOMY IN THE WORLD*

*IF TEXAS WERE A NATION

27 COMMERCIAL
AIRPORTS

16 SEA PORTS

NO PERSONAL
OR CORPORATE
INCOME TAX



TEXAS IS THE LARGEST
ENERGY-PRODUCING
STATE IN THE NATION

#1 U.S. EXPORTER
FOR 18 YEARS IN A ROW



\$331B
IN 2019

11 INTERSTATE
HIGHWAYS

32 FOREIGN
TRADE ZONES



46 FREIGHT
RAILROADS

624 MILES OF
COASTLINE



TEXAS IS THE LEADING DESTINATION
FOR COMPANIES RELOCATING FROM
OTHER STATES

#1 JOBS CREATOR
IN THE NATION

In 2019, Texas added
342,800 JOBS

14 MILLION



PEOPLE IN THE
CIVILIAN LABOR FORCE



TEXAS' HIGH SCHOOL GRADUATION
RATE IS AMONG THE TOP 5
HIGHEST IN THE NATION, WITH AN
89.7% COMPLETION RATE



TEXAS LEADS THE NATION IN
HIGH TECH EXPORTS FOR THE
7TH CONSECUTIVE YEAR

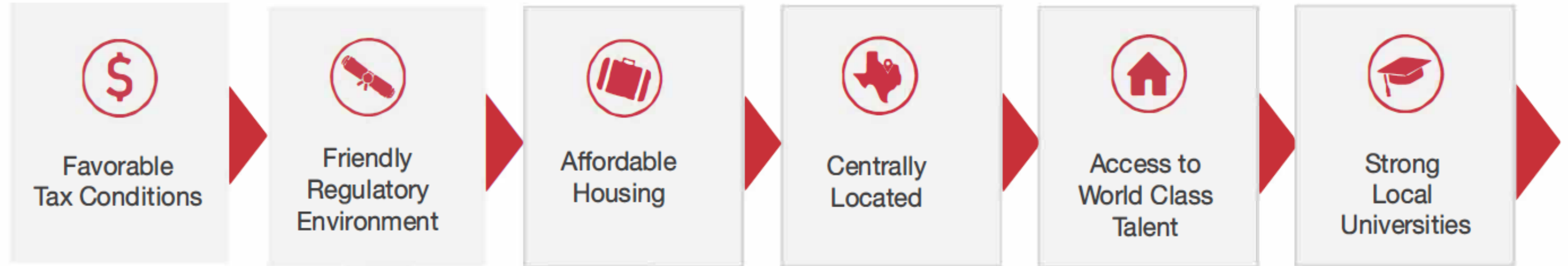
THE LONE STAR STATE IS HOME TO
50 FORTUNE 500
COMPANY HQs



Office of Governor Greg Abbott, Economic Development & Tourism | P.O. Box 12428 | Austin, TX 78711
512.936.0100 | gov.texas.gov/business |  TexasEconDev

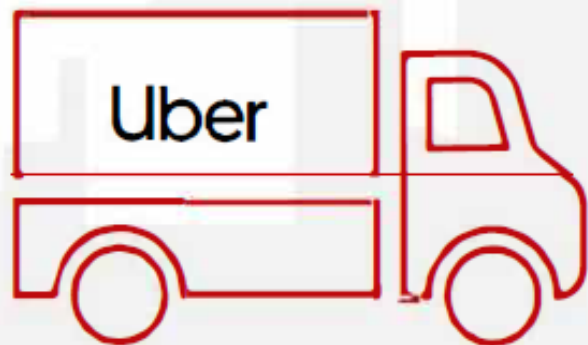
Revised: May 2020

WHY DFW?



74 Companies have relocated their HQ to Dallas in the last 2 years.

90 Projects are looking at the Region now.



“Texas has a lot of fans here in California, especially people looking for moving out of state. And they cite the business-friendly environment and wonderful tax situation with the no state income tax. Compare quite favorable to California with the highest in the nation at 13.3%.

- Texas Governor Greg Abbot



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