





FOR LEASE 4,400 - 100,000 SF AVAILABLE





250 EJC | 145,890 SF 290 EJC | 411,253 SF

PROPERTY HIGHLIGHTS



Large, efficient floor plates



Abundant natural light



State-of-the-art amenity package



On-site management



24/7 on-site security



Abundant parking - covered and surface



Visibility from 114



Easy ingress/ egress



Full-service fitness center with locker rooms



Proximity to Las Colinas amenities including Toyota Music Factory, Las Colinas Country Club and The Four Seasons



250 & 290 EAST JOHN CARPENTER FWY IRVING TX



UPGRADED AMENITIES



State-of-the-art fitness center with massage room, instructor-led classes, and locker rooms/showers



Large indoor tenant seating area/lounge



Zen garden



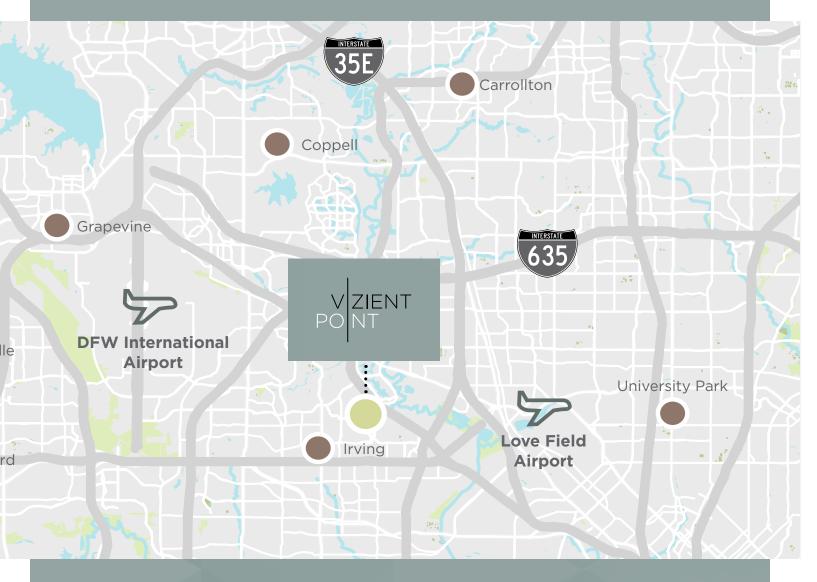
The Cove: private building courtyard/outdoor tenant lounge with Wi-Fi and koi fish pond



New cafe coming soon



AREA INFORMATION



Texas is the #1 state for doing business 10 years in a row (CEO magazine)

Workers in Dallas, giving it the 2nd largest workforce in America

Passengers travel through Dallas airports daily due to high accessibility and central location









For leasing information, please contact:

James Esquivel
Managing Director
+1 214 438 6152
james.esquivel@jll.com

Ashley Curry
Senior Vice President
+1 214 438 6348
ashley.curry@jll.com

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