





# MANDALAY TOWERS

**MANDALAY TOWERS** is an 811,000 SF Class A office and retail complex ideally positioned on the picturesque Mandalay Canal in the Las Colinas Urban Center with convenient access to multiple restaurants, hotels, and retail amenities and sits directly across the street from the Water Street mixed-use development (under construction) and an APT stop or walking distance away from the Music Factory (under construction).



**172k**  
SQUARE FEET  
AVAILABLE



# LOCATION





# NEIGHBORING AMENITIES

**30+**  
RESTAURANT  
OPTIONS  
WALKABLE

**850K SF**  
RESTAURANT +  
RETAIL  
STEPS AWAY

**340**  
UNITS OF  
MULTI-FAMILY  
RESIDENTIAL

**4,000**  
SEAT INDOOR  
MUSIC HALL

**8,000**  
SEAT OUTDOOR  
AMPITHEATER

### MUSIC FACTORY

- 100-120 Events Annually
- 250,000 SF Restaurant/ Retail/ Entertainment Space
- LiveNation 8,000 Seat Venue

### 20+ Restaurants Including:

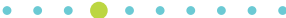
- Alamo Drafthouse Restaurant and Movie Theater
- Sambuca
- Gloria's
- Kabuki Sushi
- Grimaldi's
- Comedy Club

### WATERSTREET

- 60,000 SF Retail/ Restaurant Space

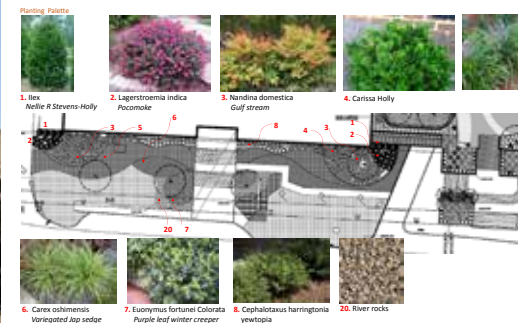
### 10+ Restaurants Including:

- Twisted Root
- Olivella's
- Roti Mediterranean Grill
- Salata
- Barcelona Taco
- Café Herrera
- Londoner Pub

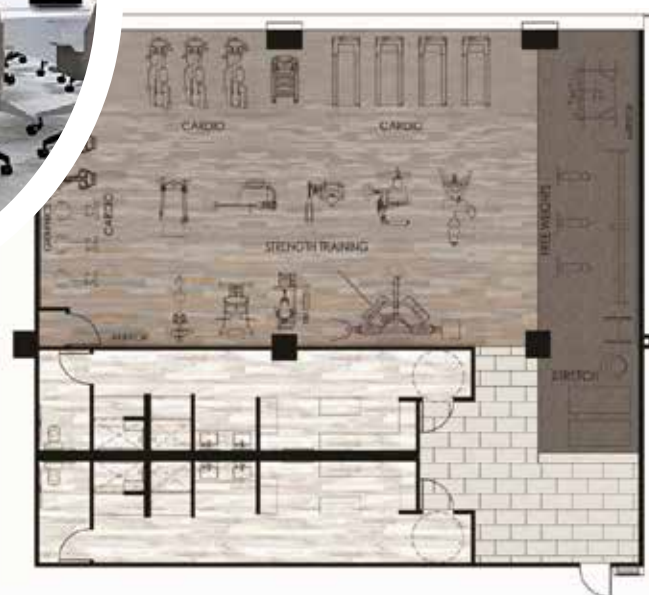


# CAMPUS / SHARED AMENITIES

- New Fully-Equipped Fitness Center with Showers / Lockers (Mandalay Towers 1 & 2)
- Mandalay Park with Seating Areas and WiFi
- Two New Conference Centers
- New Tenant Lounge with Wi-Fi (Mandalay Tower 1)
- New Upscale Cafés (Mandalay Towers 1 & 2)
- Three Restaurants On-Site (Mandalay 1)
  - Subz & Such
  - Avocado Restaurant
  - Underground Indian Cuisine
- Direct Access to DART Rail Station (Orange Line) via the APT RailCar System which is Connected to the Complex
- 100% Garage Parking
- On-Site Property Management and 24/7 Security



# BUILDING RENOVATIONS IN PROGRESS AT MANDALAY TOWERS 2 & 3





# BUILDING HIGHLIGHTS

**261,633**  
SQUARE FEET

**13**  
FLOORS

**22,300**  
SF TYPICAL FLOORPLATE

**72,500**  
SF AVAILABLE (UPPER FLOORS)

**4.5**  
PER 1,000 PARKING RATIO

- Built in 1982; Renovated in 2014
- 72,500 SF Available (Top Floors)
- Class A Office and Retail Complex
- 22,300 Typical Floorplate
- 100% Structured Parking with Ratio 4.5/1,000 and 2 EV Charging Stations
- 9 Foot Ceilings and Expansive Window Lines
- 16.99% Multi-Tenant and 6.70% Single-Tenant Factor
- Direct Access to DART Rail Station (Orange Line) via the Las Colinas APT RailCar System Connected to the Building
- Conference Center, Fitness Center, Outdoor Plaza, Canal Side Café and Three Restaurants
- Planned Improvements to Conference Center and Fitness Center



# BUILDING HIGHLIGHTS

352,165

RENTABLE  
SQUARE FEET

16

FLOORS

25,000

SF TYPICAL  
FLOORPLATE

52,000

RSF AVAILABLE

4.0

PER 1,000  
PARKING RATIO

- Newly Renovated Lobby and Shared Common Areas - April 2016 Completion
- 52,000 RSF Available
- 25,000 SF Typical Floorplate
- Structured Tenant Parking with Ratio 4.0/1000
- Connected to Las Colinas APT System
- Adjacent to the European-Inspired Mandalay Canal Walk
- Direct Access to DART Rail Station (Orange Line) via the Las Colinas APT RailCar System which is Connected to the Building
- Conference Center, Fitness Center, Café and Mandalay Park
- Planned Improvements to Conference Center and Fitness Center







## BUILDING HIGHLIGHTS

**134,344**  
RENTABLE  
SQUARE FEET

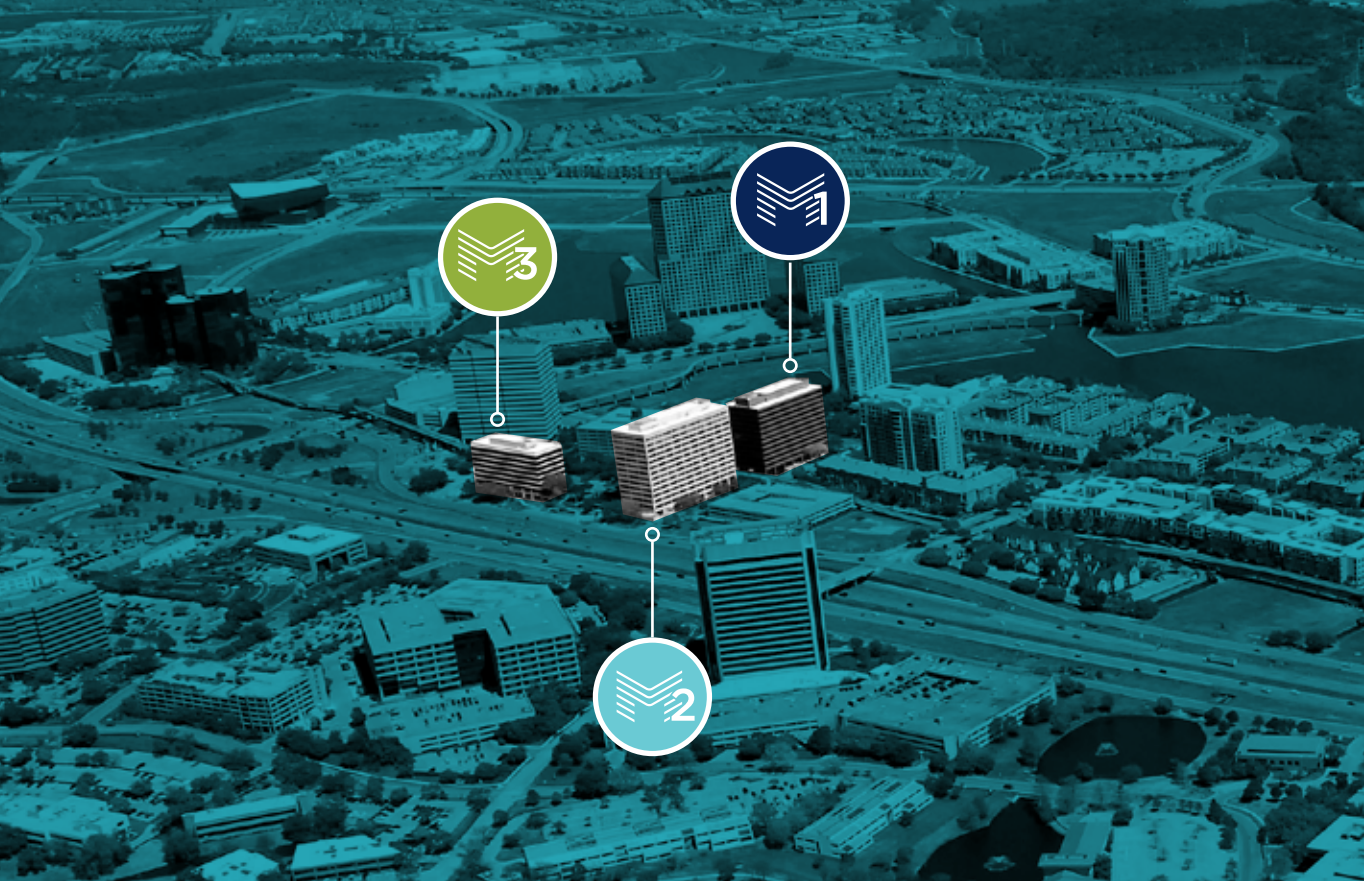
**9**  
FLOORS

**16,168**  
SF TYPICAL  
FLOORPLATE

**46,000**  
SF AVAILABLE

**4.0**  
PER 1,000  
PARKING RATIO

- Newly Renovated Lobby and Shared Common Areas - April 2016 Completion
- 46,000 SF Available
- 16,168 SF Typical Floorplate
- 100% Structured Parking with 4.0/1000 Ratio
- Surface Visitor Parking
- Direct Access to DART Rail Station (Orange Line) via the Las Colinas APT RailCar System which is Connected to the Building
- Energy Star, BOMA 360 Rated
- TOBY Building of the Year 2009/2010
- Café and Mandalay Park
- Planned Improvements to Conference Center and Fitness Center



**LEASING INFORMATION**

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A PROPERTY OF:



LEASED BY:

