



MANDALAY  
TOWERS



A PROPERTY OF:

  
PARMENTER REALTY PARTNERS

LEASED BY:

 CUSHMAN & WAKEFIELD



# MANDALAY TOWERS

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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 and walking distance away from the Music Factory.









# LOCATION & CONNECTIVITY



**10 MINUTES**  
TO DFW AIRPORT

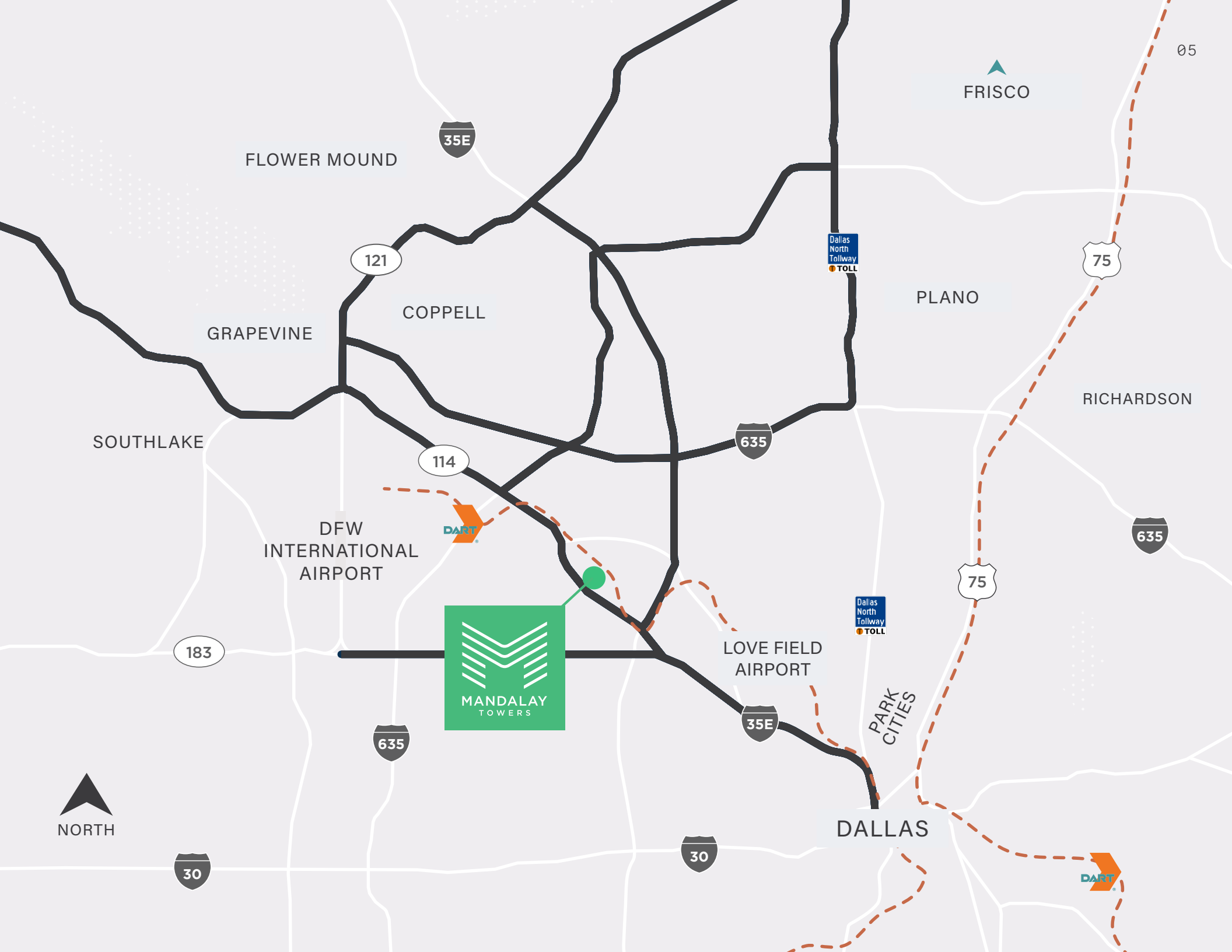
**10 MINUTES**  
TO DALLAS LOVE FIELD AIRPORT

**14 MINUTES**  
TO DALLAS CBD

IRVING, TX

FOUR SEASONS  
RESORT AND CLUB





05

FRISCO

FLOWER MOUND



121

Dallas North Tollway  
TOLL

75

GRAPEVINE

COPPELL

PLANO

RICHARDSON

SOUTHLAKE

114

635

DFW INTERNATIONAL AIRPORT

DART

635

183

75



LOVE FIELD AIRPORT

Dallas North Tollway  
TOLL

PARK CITIES

635

35E

DALLAS



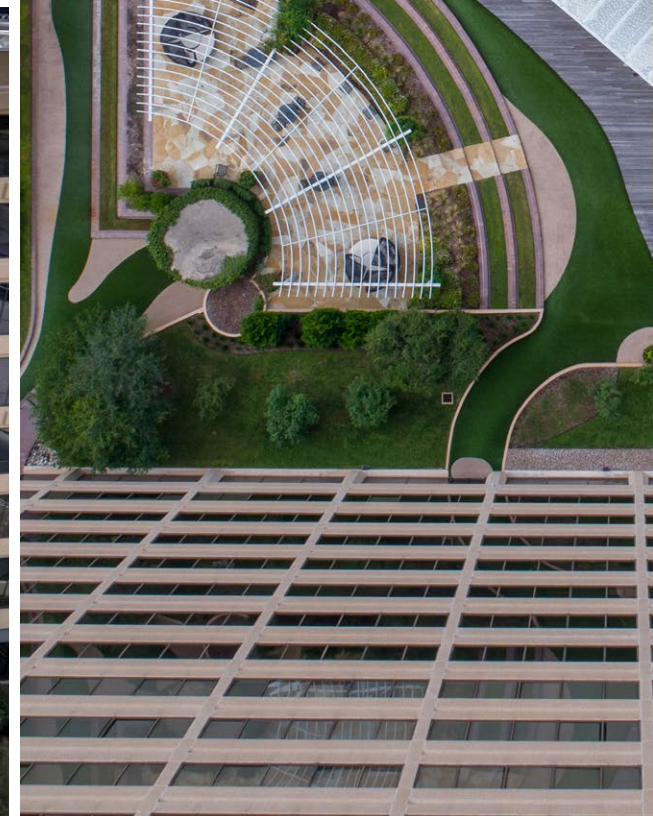
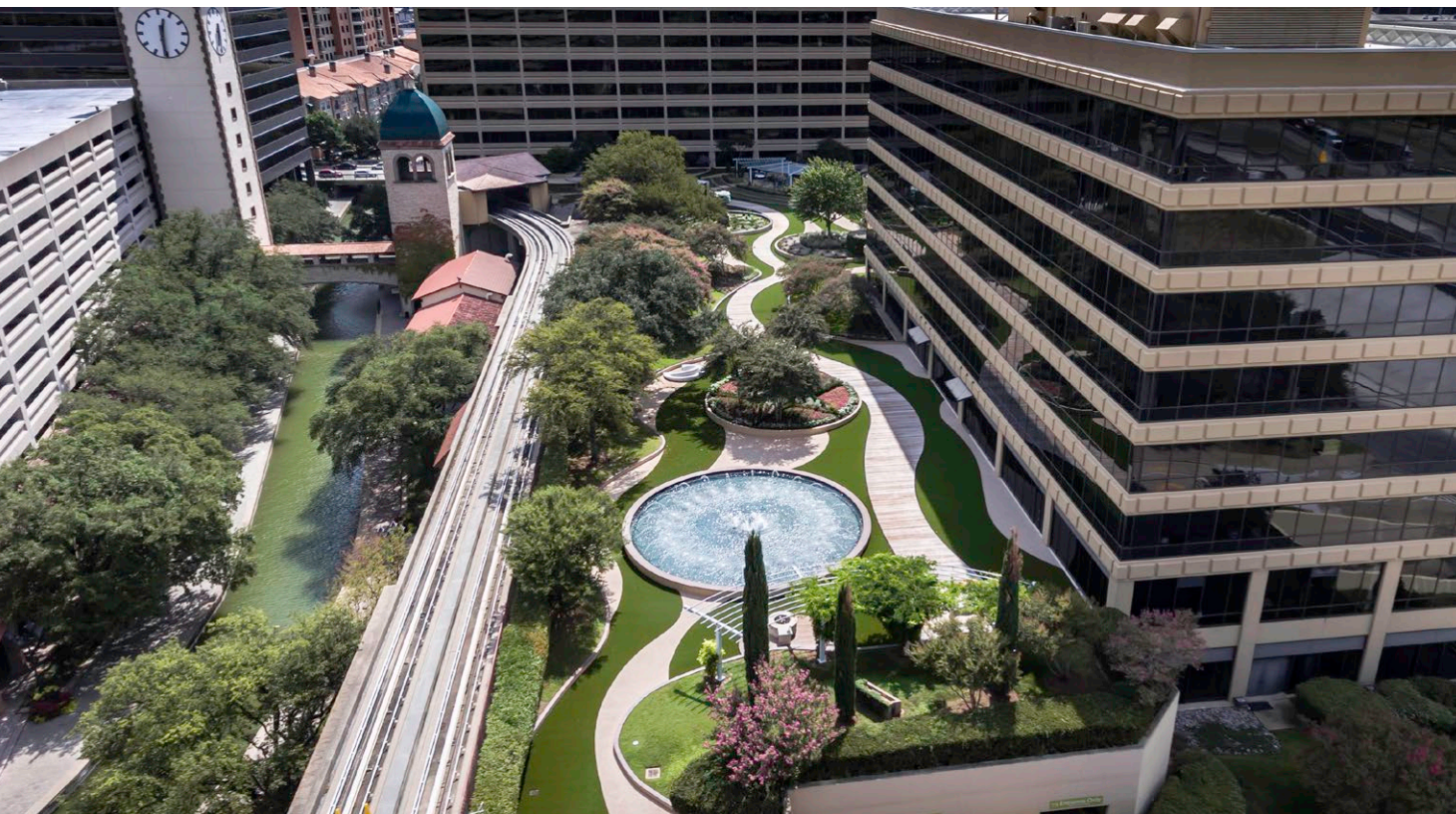
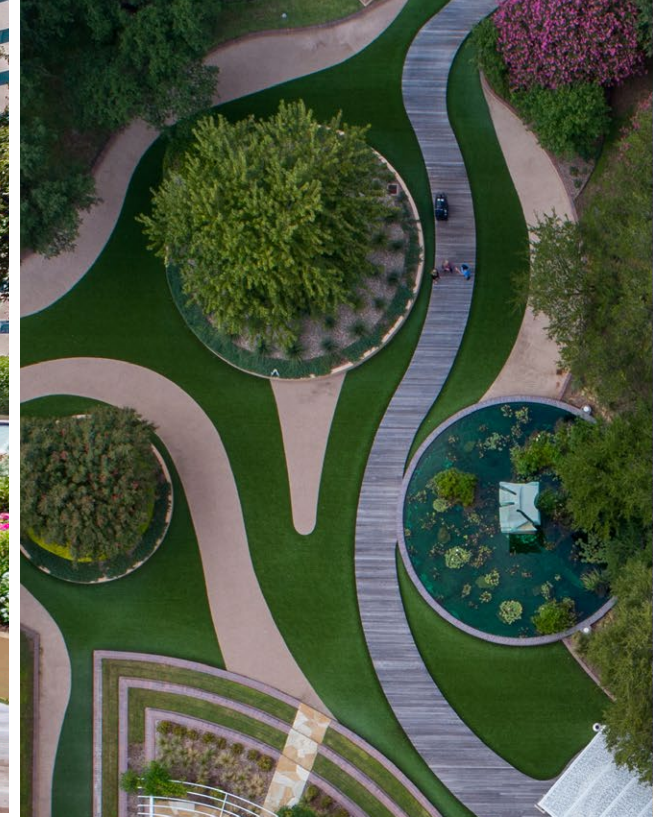
NORTH

30

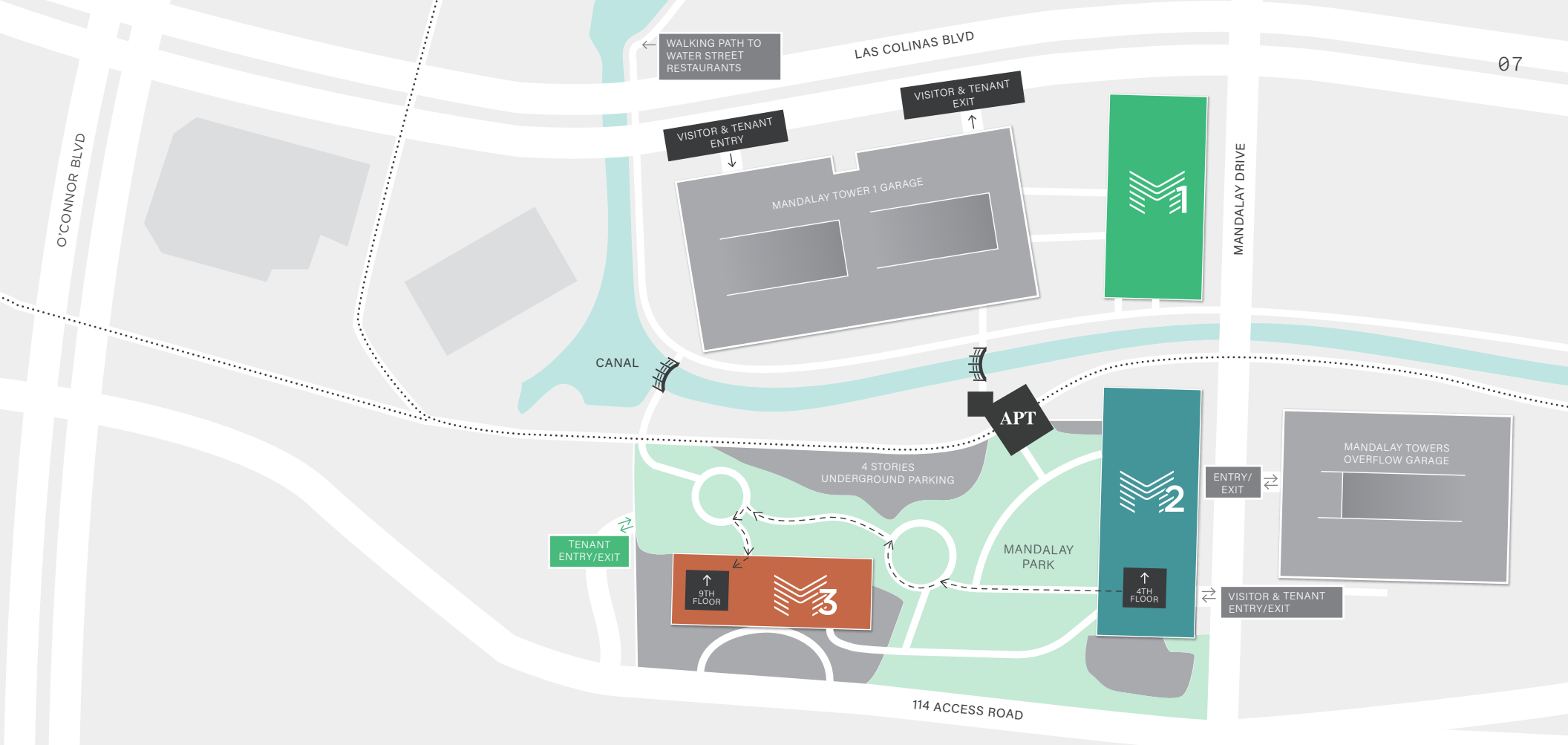
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DART









# ACCESSING MANDALAY TOWERS

## MANDALAY TOWER 1 220 E Las Colinas Boulevard

- Park in Garage off of Las Colinas Blvd
- Use Visitor/Leasing Spaces
- Enter Lobby of Tower 1

## MANDALAY TOWER 2 225 E Carpenter Freeway

- Park in Garage off of Mandalay Drive
- Use Visitor/Leasing Spaces
- Enter Lobby of Tower 2 by Parking Entrance

## MANDALAY TOWER 3 201 E Carpenter Freeway

- Park in Garage off of the 114 Access Road
- Use Visitor/Leasing Spaces
- Enter Lobby of Tower 3 Next to Visitor Parking





635



**WATER STREET**

EL FAMOSO OLIVELLA'S NEO PIZZA NAPOLETANA

Creamistry GO FISH POKE

Cook Pigs BIG little

HUGOS INVITADOS THE GENTS

348

IRVING CONVENTION CENTER AT LAS COLINAS

Texican

DART

WESTIN HOTELS & RESORTS

LIVE NATION ENTERTAINMENT 8,000 Capacity Venue

Marriott

OMNI HOTELS & RESORTS

Jimben

ITALIAN CAFE

APT

JOHN CARPENTER FWY.

corner bakery FedEx Express JIMMY JOHN'S CHIPOTLE

Holiday Inn

114

TOYOTA **MUSIC FACTORY**

Yard House ALAMO VETTED WELL GLORIA'S LATIN CUISINE

KABUKI Bar Louie Thirsty Lion toby

freshii BURGERIM GRIMALDI'S POP FACTORY

NOSH & BOTLE



DALLAS LOVE  
FIELD AIRPORT  
10 MIN DRIVE



# UNMATCHED COMMUNITY

3.3M WORKFORCE WITHIN 20 MINUTE DRIVE

1/2 MILE ACCESS TO

30+

BARS & RESTAURANTS

8,500+

MULTI-FAMILY UNITS

7 HOTELS FOR 1,500 KEYS

FORTUNE 500 COMPANIES





# NEIGHBORING AMENITIES

## MUSIC FACTORY

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- 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

## WATER STREET

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- 60,000 SF Retail/ Restaurant Space

### 10+ Restaurants Including:

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



**30+**  
RESTAURANT  
OPTIONS  
WALKABLE

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

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**340**  
UNITS OF  
WATER STREET  
MULTI-FAMILY  
RESIDENTIAL

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**4,000**  
SEAT  
INDOOR  
MUSIC HALL

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**8,000**  
SEAT OUTDOOR  
AMPITHEATER

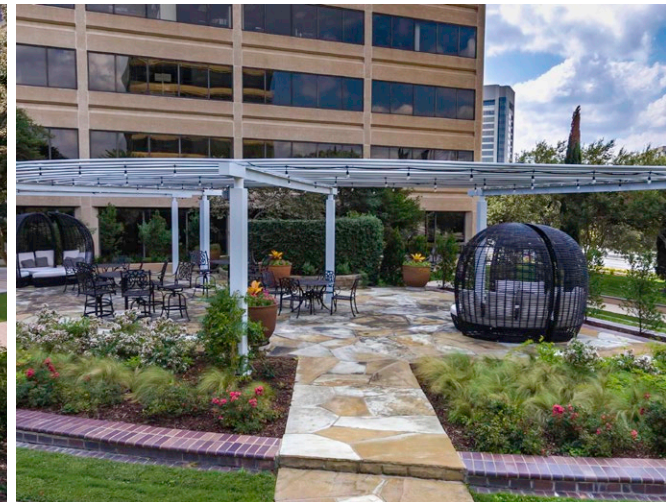
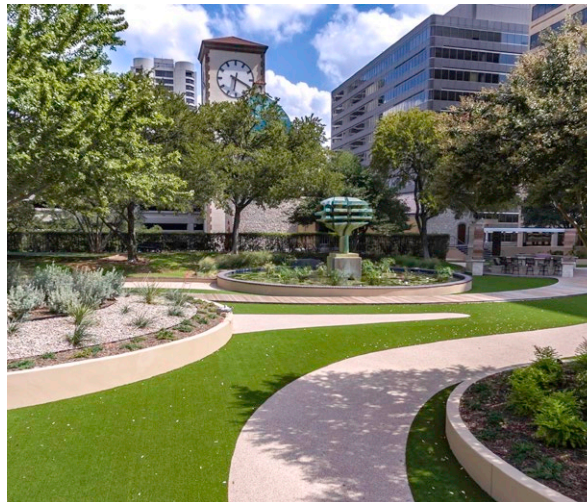
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# CAMPUS & SHARED AMENITIES



- Fully-Equipped Fitness Center with Showers / Lockers (Mandalay Towers 1 & 2)
- Mandalay Park with Seating Areas and WiFi
- Three Conference Centers
- Tenant Lounge with Wi-Fi
- Upscale Café (Mandalay Tower 1)
- One Restaurant On-Site (Mandalay Tower 3)
  - Subz & Such
- 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





# TOWER ONE



- Built in 1982; Renovated in 2014
- Class A Office and Retail Complex
- 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 Tenant Lounge
- 2021 Well Health Safety Rated Building
- 2021 Energy Star Rated Building
- 2021 GRESB Certification

**261,633**  
SQUARE FEET

**13**  
FLOORS

**22,300**  
SF TYPICAL  
FLOORPLATE

**4.0**  
PER 1,000  
PARKING RATIO

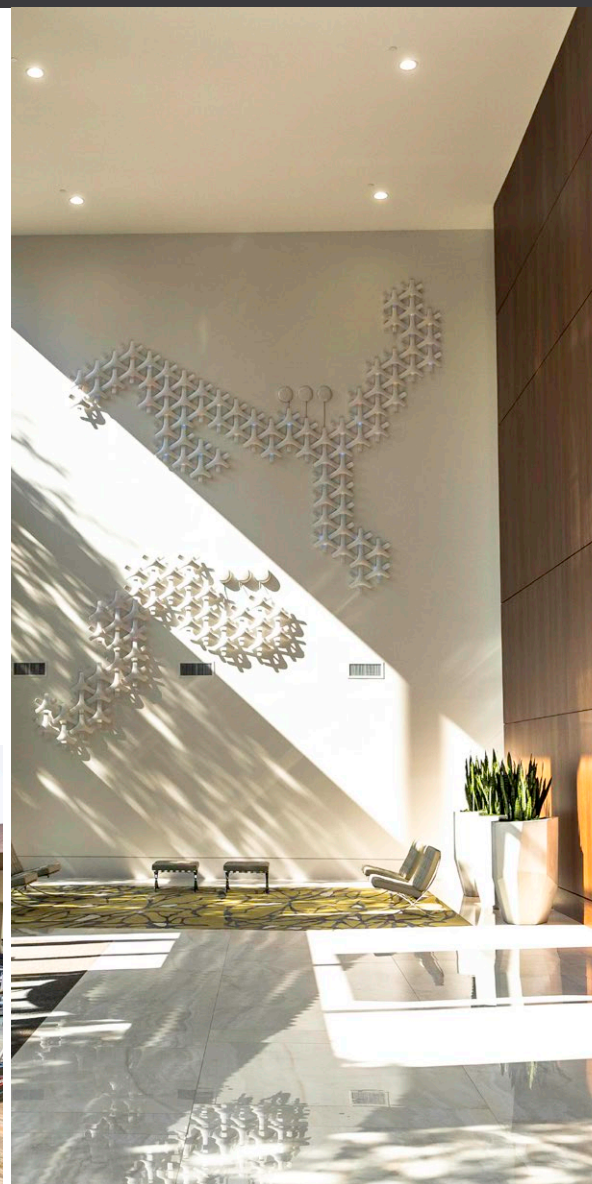




# TOWER TWO



- Renovated Lobby and Shared Common Areas - 2016 Completion
- 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
- Five Time BOMA Outstanding Building of the Year
- BOMA 360 Certification
- 2021 Well Health Safety Rated Building
- 2021 Energy Star Rated Building
- 2021 GRESB Certification



**349,436**  
SQUARE FEET

**16**  
FLOORS

**26,000**  
SF TYPICAL FLOORPLATE

**4.0**  
PER 1,000 PARKING RATIO



# TOWER THREE



- Renovated Lobby and Shared Common Areas - 2016 Completion
- 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
- Café and Mandalay Park
- Planned Improvements to Conference Center and Fitness Center
- 2021 Well Health Safety Rated Building
- 2021 GRESB Certification



**134,592**  
SQUARE FEET

**9**  
FLOORS

**16,000**  
SF TYPICAL  
FLOORPLATE

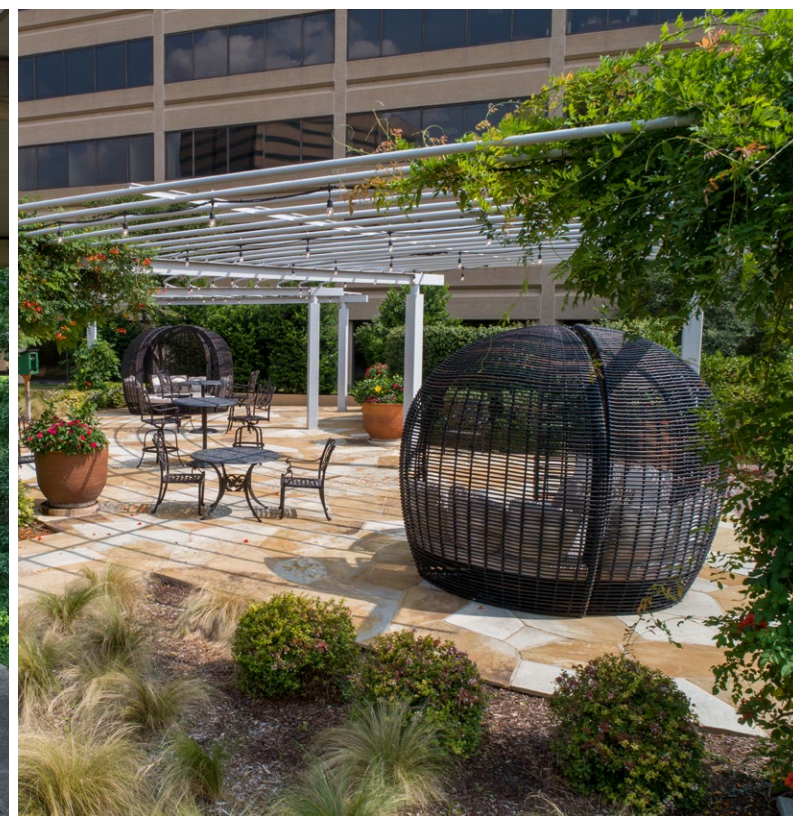
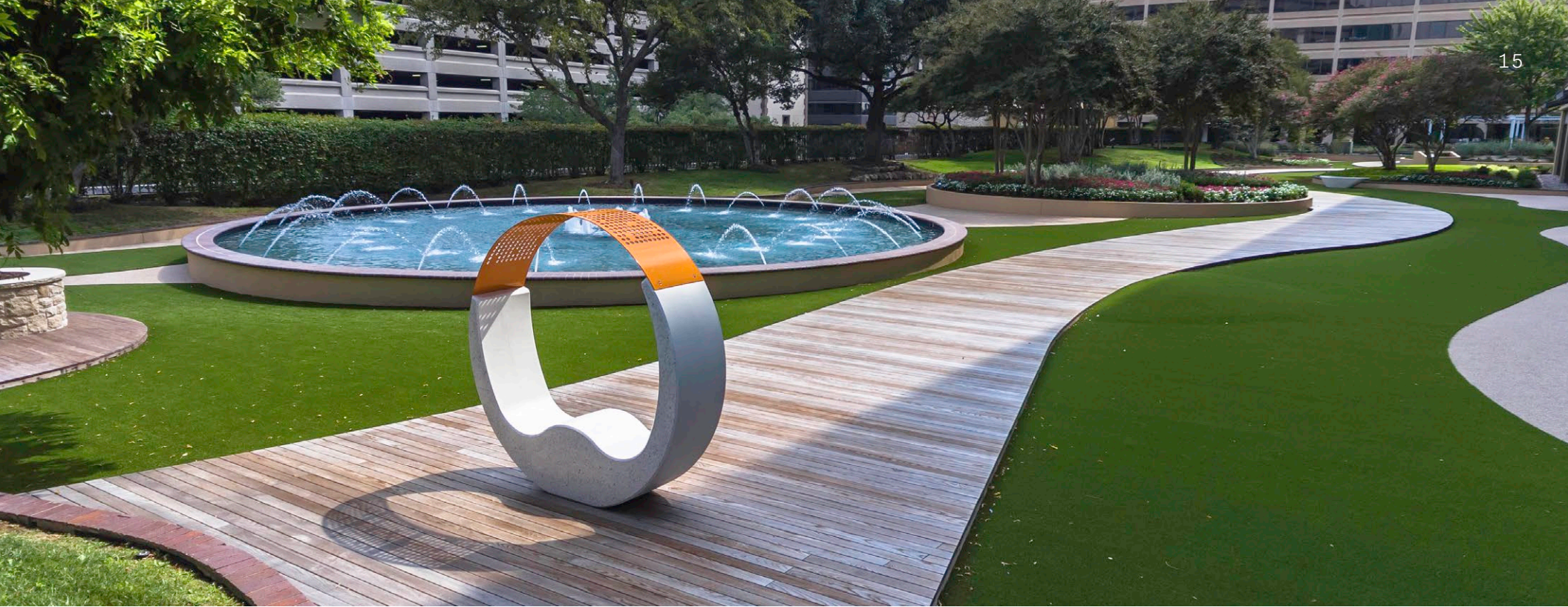
**4.0**  
PER 1,000  
PARKING RATIO



IRVING, TX











# MANDALAY TOWERS

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A PROPERTY OF:



PARMENTER REALTY PARTNERS

LEASED BY:



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