



  
**URBAN**  
TOWERS

Urban Towers enhances your experience through

# CONNECTIVITY



Centrally located, Urban Towers is connected to the Metroplex and beyond with unparalleled transportation access.

Urban Towers includes 850,000 SF of sophisticated Class AA office space in two connected buildings. With an ideal location and premium amenities, Urban Towers enhances your experience through connectivity.



10

MIN  
to DFW  
International  
Airport

10

MIN  
to Dallas  
Love Field  
Airport

15

MIN  
to Uptown &  
Dallas CBD

30

MIN  
to Ft. Worth CBD





Unmatched  
**COMMUNITY**

**3.3M Workforce within 20 Minute Drive**

Urban Towers is in the epicenter of the dynamic Las Colinas urban center, which has been revitalized with over \$700M of recent investment.

1/2 mile access to:

**30+**

Bars / Restaurants

**8,500+**

Multi-family Units

**7 1,500**

Hotels for Keys

Fortune 500 Companies

- at&t
- Celanese
- ExxonMobil
- Kimberly-Clark
- FLUOR**
- Pioneer**
- VISTRA ENERGY**

**DALLAS LOVE FIELD AIRPORT**  
10 min drive

**WATER STREET**

- OLIVELLA'S NEO PIZZA NAPOLETANA
- GO FISH POKE
- BIG little
- HUGOS INVITADOS

**TOYOTA MUSIC FACTORY**

- Yard House
- ALAMO MEXICAN CUISINE
- VETTED WELL
- GLORIA'S LATIN CUISINE
- KABUKI
- Bar Louie
- Thirsty Lion
- tcby
- freshii
- BURGERIM
- GRIMALDI'S
- POP FACTORY

**WESTIN HOTELS & RESORTS**

**LIVE NATION ENTERTAINMENT**  
8,000 Capacity Venue

**Marriott**

**URBAN TOWERS**

**Holiday Inn**

**aloft HOTELS**

**Zeytin Tiff's Treats**

**HOMewood SUITES Hilton**

**OMNI HOTELS & RESORTS**

**Jim-bee's**

**ITALIAN CAFE**

**corner bakery**  
**FedEx**  
**JIMMY JOHN'S**  
**CHIPOTLE**

635

348

114

**IRVING CONVENTION CENTER AT LAS COLINAS**

**DART**

**APT**

**JOHN CARPENTER FWY**



*Unparalleled*

# CLASS

+++

222 West Las Colinas Blvd, Irving TX 75039  
urban-towers.com  
850,000 SF

## **NORTH TOWER**

22,500 RSF  
Low: Floors 1-12  
High: Floors 13-22

## **EAST TOWER**

23,000 RSF  
Low: Floors 1-9  
High: Floors 10-17

Business Hours: 7 a.m. - 6 p.m. (Weekdays) and  
8 a.m.-1 p.m. (Saturdays)

## Parking:

- 100% Covered, Structured
- Tolltag Readers
- 1/333 Covered Ratio
- Executive Reserved, Reserved, and Non-Reserved
- Easily Accessible Visitor Parking



URBAN  
TOWER  
STATION

APT

*On-Site*

# CONVENIENCE

+++

## On-Site Amenities:

- Newly Renovated Lobby and WiFi Courtyard
- On-Site Starbucks with Smoothie and Juice Bar
- 100-Person Shared Tenant Conference Center
- 7,000 SF Fitness Center with Showers, Lockers & Towel Service
- Wifi Café
- Gateway Newsstand
- LEED Gold Certified
- On-Site Property Management
- 24/7 On-Site Security
- Redundant Power Feed from Two Substations
- High-Speed Telecom and Fiber
- On-Site Medical Services Provided by First Choice Clinic
- Las Colinas Print



STARBUCKS IN LOBBY



COVERED ACCESS TO PARKING GARAGE





Complete  
**CUSTOMIZATION**



Offering maximum efficiency and customization, Urban Towers can provide up to 45,000 SF floor plate by combining the North and East Towers for large corporate users or a single floor plate of 22,000 SF.

+ NORTH TOWER



EAST TOWER +

*Leasing*

# INFORMATION

*Leased by:*

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**NEWMARK**