

750 W JOHN CARPENTER FWY, IRVING, TX

A MODERN CAMPUS REIMAGINED

750

W JOHN CARPENTER

CAPITAL
COMMERCIAL
INVESTMENTS, INC.

CUSHMAN &
WAKEFIELD

AN ALL-INCLUSIVE CAMPUS EXPERIENCE



SIGNAGE OPPORTUNITY

Designed for today's active business lifestyle, 750 W John Carpenter puts everything tenants need to thrive, right at their fingertips, in one, highly-amenitized campus environment. With prominent exterior signage potential, 750 W John Carpenter offers an exciting opportunity to make your mark in this booming North Texas market.

BUILDING HIGHLIGHTS



PROPERTY ADDRESS

750 W John Carpenter Fwy Irving,
TX 75039

SUBMARKET

Las Colinas

BUILDING SIZE

319,053 RSF

CERTIFICATIONS

LEED Gold

Energy Star Rated

SITE

20-Acre corporate campus
including a 1-acre park, and
opportunity for phase II building

PARKING

4/1,000 covered, secured
parking garage with covered
walkway

NUMBER OF FLOORS

OFFICE BUILDING:

– 12 stories above grade

PARKING STRUCTURE:

– 5-story structure garage
with 4 levels covered
– Surface lot available east of
the property

TYPICAL FLOORPLATE

25,793 SF with floor-to-ceiling glass

CEILING HEIGHT

13' slab to slab
10' finished ceiling

ELEVATORS

5 passenger elevators, 1 freight

UTILITIES

– Dual-Fed electricity
– Fiber optic service by AT&T
Logix & Frontier

BEST-IN-CLASS AMENITY OFFERINGS



FITNESS
CENTER



ON-SITE
MANAGEMENT



AFTER-HOURS
CARD ACCESS



PARK AND
OUTDOOR PATIO



24-HOUR
SECURITY



CAFE AND
TENANT LOUNGE



115-PERSON
CONFERENCE
CENTER



GARAGE AND
EXECUTIVE
PARKING



LEED GOLD
CERTIFICATION



PODCAST
STUDIO



MOTHERS
ROOM

AN OFFICE WORTH THE COMMUTE

With access to a host of critical lifestyle amenities, tenants are equipped with a commute-worthy workplace that meets the unique demands of the evolving North Texas workforce. The central location and proximity to SH 114, SH 161, I-35 and I-635 positions 750 W John Carpenter with easy and convenient access for its tenants.



AREA DEMOGRAPHICS

WITHIN ONE MILE



21,192

TOTAL
POPULATION



36%

BACHELOR'S
DEGREE OR HIGHER



2.3%

POPULATION
GROWTH



3.2%

UNEMPLOYMENT
PERCENTAGE



42,051

DAYTIME
POPULATION



CORPORATE NEIGHBORS



PREMIER CORPORATE LOCATION

AMENITIES WITHIN 2 MILES

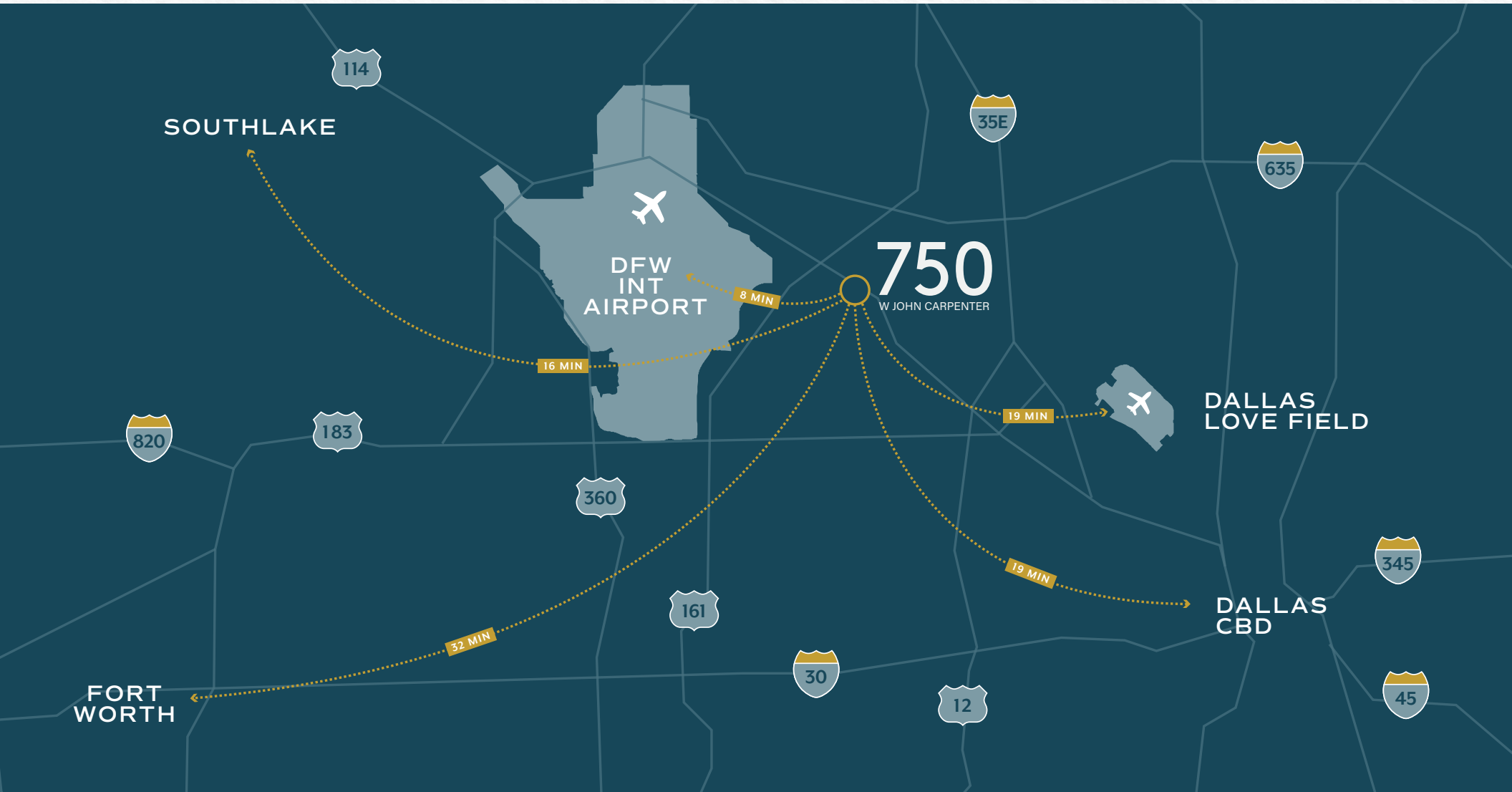
| | |
|-----|----------------|
| 35 | HOTELS |
| 185 | RESTAURANTS |
| 35 | RETAIL OPTIONS |
| 4 | COUNTRY CLUBS |



08 Min TO DFW AIRPORT
19 Min TO LOVE FIELD



19 Min TO DALLAS CBD
16 Min TO SOUTHLAKE
33 Min TO FORT WORTH





DALLAS CBD

LAKE CAROLYN

CHIPOTLE
CORNER BAKERY
ZEY TIN
MEDITERRANEAN
STARBUCKS
SUBWAY
ZALAT PIZZA
MCDONALD'S

IRVING
CONVENTION CENTER
AT LAS COLINAS

PACIFIC TABLE
CORK & PIG
BAR LOUIE
RESERVOIR
YARD HOUSE
TCBY

OMNI HOTELS

MUSIC
FACTORY
TOYOTA

aloft
HOTELS

LAS COLINAS
COUNTRY CLUB

THE RITZ-CARLTON

WESTIN
HOTELS & RESORTS

Holiday Inn
Express

element
by Westin

DART

Holiday Inn

FAIRFIELD
INN
by Marriott

HYATT
PLACE

Hampton
by Hilton

BENIHANA

EMBASSY
SUITES

BRASÃO
RESTAURANTE

HUDSON HOUSE
STARBUCKS
TAZIKI'S
MEDITERRANEAN
CAFE
THE RESERVE
JAM + TOAST

DELUCCA
CAFFE PIZZA E WINE



750
W JOHN CARPENTER

IN THE
AREA

114

STACKING PLAN & AVAILABILITIES

ENTIRE 9TH FLOOR
25,793 RSF

ENTIRE 7TH FLOOR
25,793 RSF

ENTIRE 6TH FLOOR
25,793 RSF

ENTIRE 5TH FLOOR
25,793 RSF

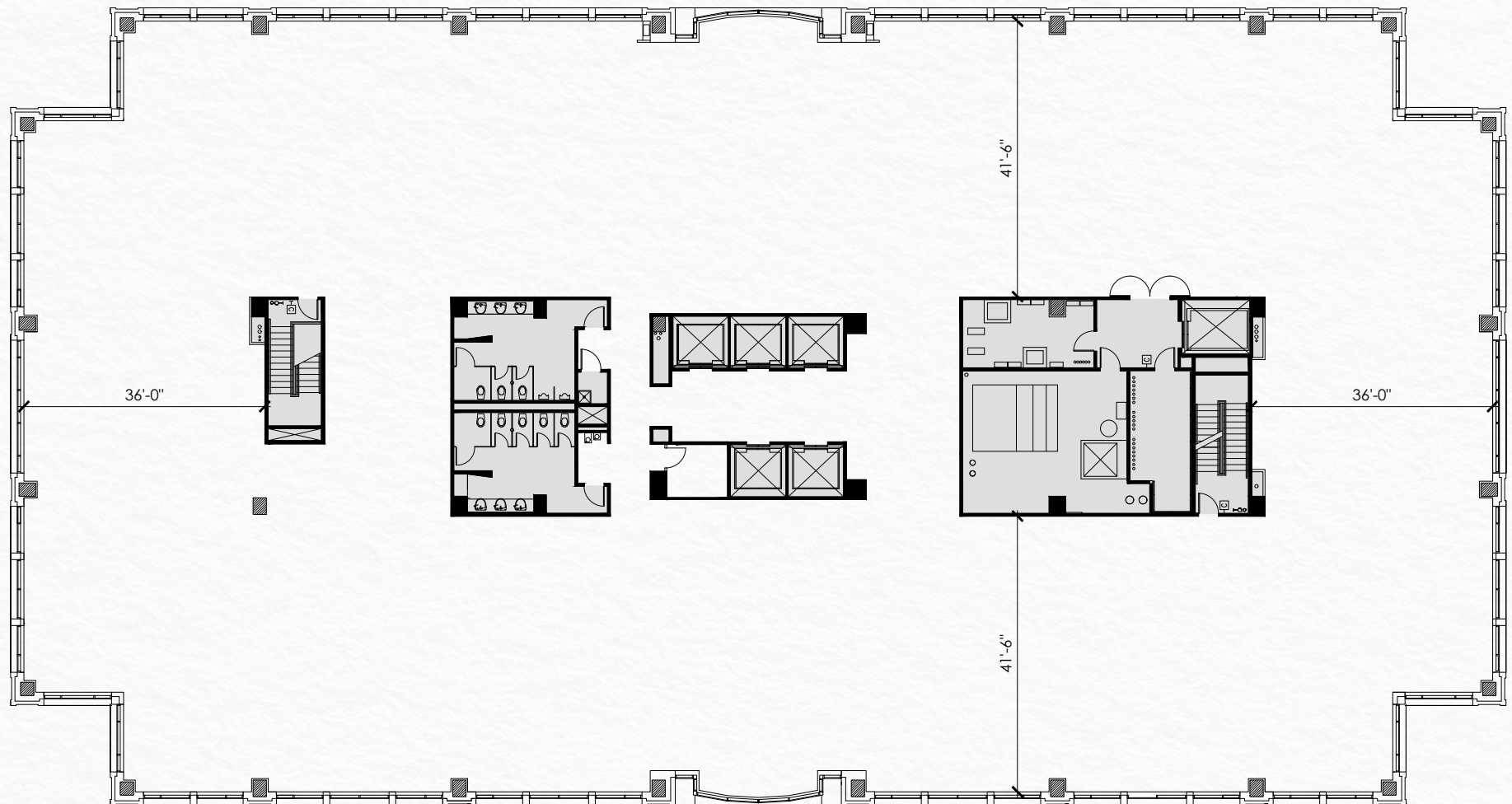
3RD FLOOR
Spec Suites Available

2ND FLOOR
Suite 200 - 6,840 RSF
Suite 240 - 3,571 RSF

1ST FLOOR
Suite 120 - 9,657 RSF

SIGNAGE
OPPORTUNITY

TYPICAL FLOOR PLATE | 25,793 RSF



FOR MORE INFORMATION, PLEASE CONTACT

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750

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