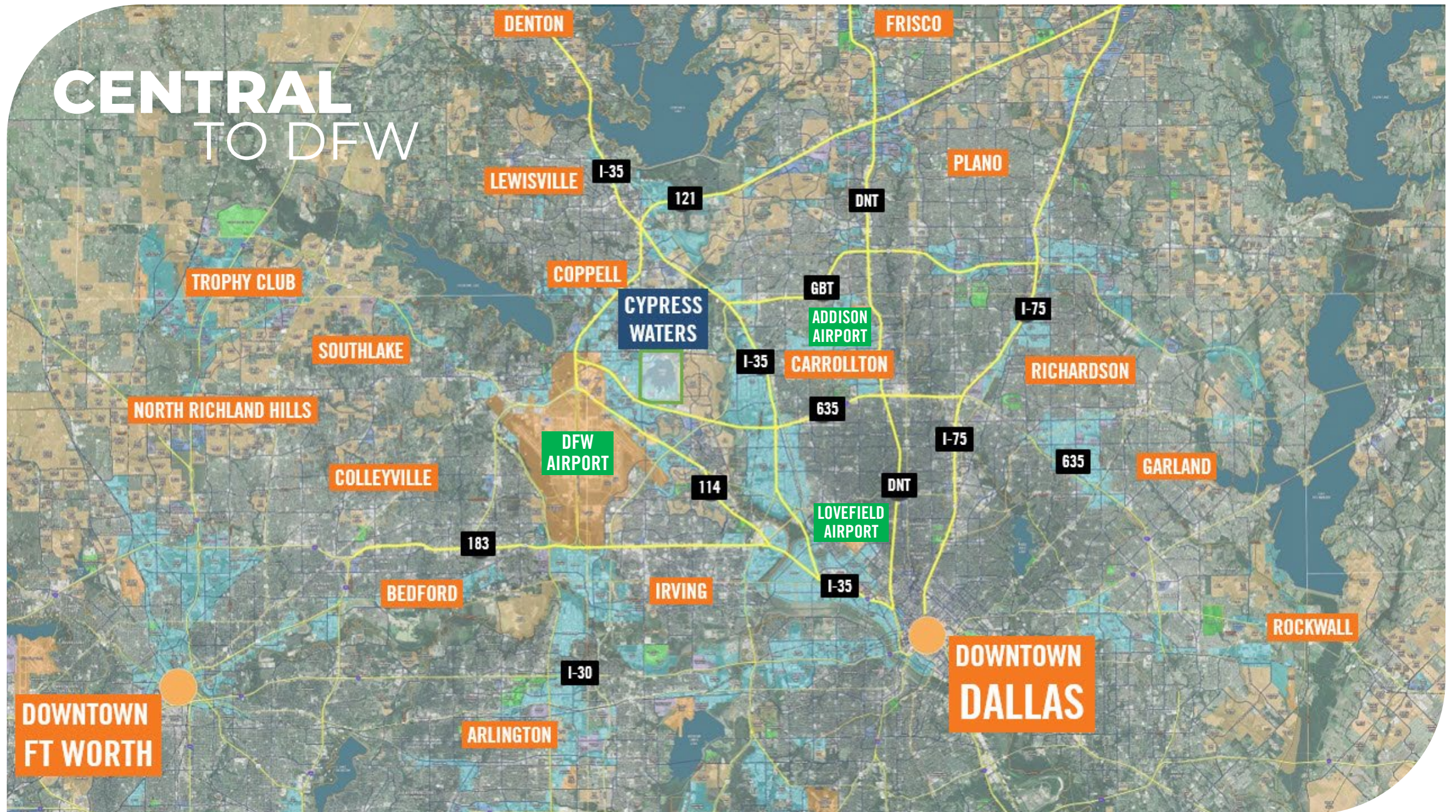


A modern, multi-story building with a mix of materials including brick, concrete, and large glass panels. The building has a prominent external staircase and several balconies. The foreground features landscaping with young trees and agave plants. The sky is overcast.

CYPRESS WATERS

CENTRAL TO DFW

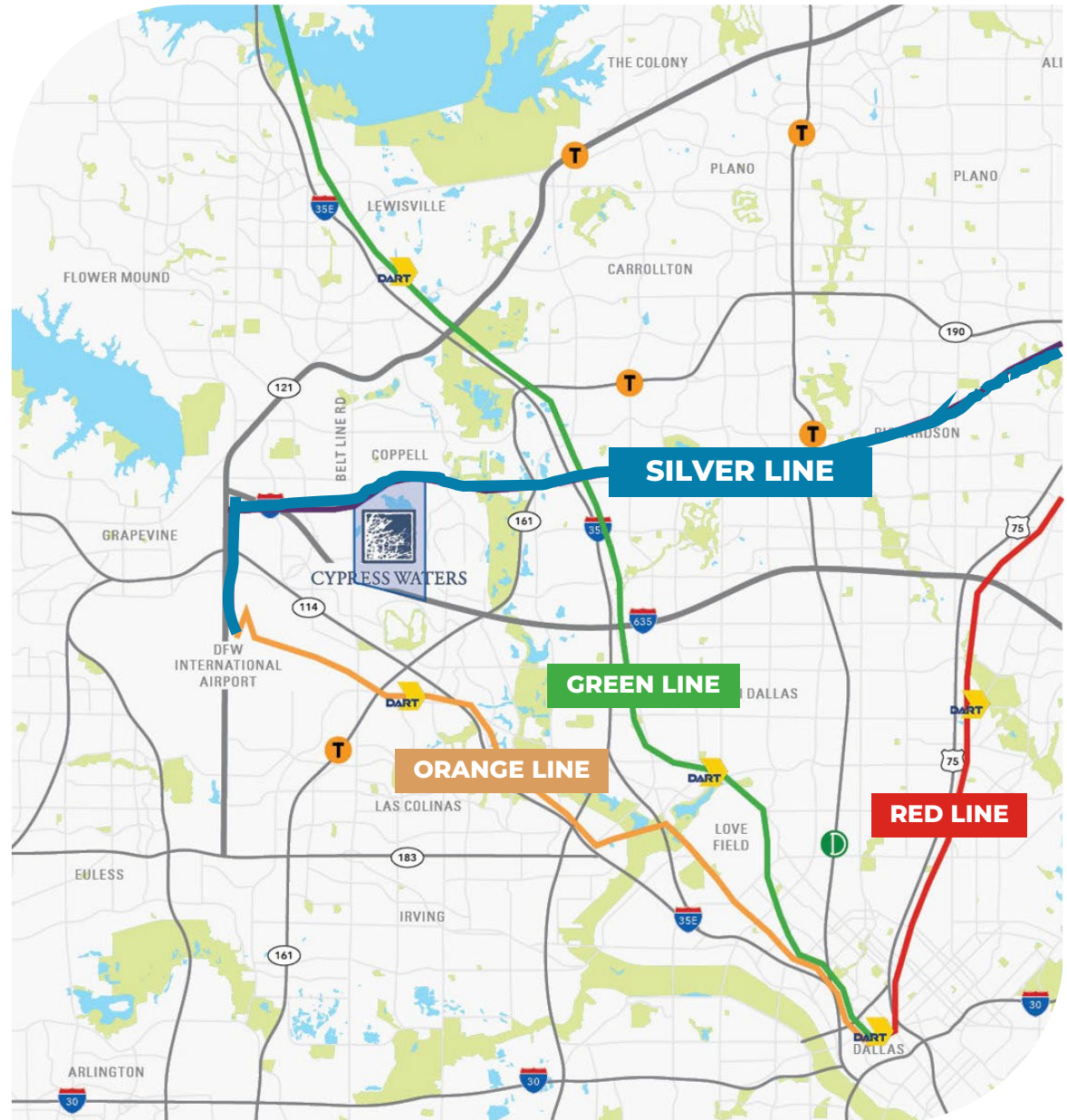


TRANSIT

And Access

DART Silver Line Open

- On-site DART light rail station
- 1st stop out of DFW Airport
- First East to West connection line
- Ends in Richardson/Plano
- Runs daily 5am – 11pm
- Frequency – 30 minutes during peak times
- Shuttle service from station to office buildings



12 Million Square Feet of Office Space

- | | | | |
|---|---|---|---|
|  | Current Office Space
4.1 Million SF Today |  | 10,000 Multi-Family Residences
3,470 Units Today + More Planned |
|  | Future Office Space
12 Million SF Future |  | 2 Schools
Coppell ISD – Ranked #5 in Texas |
|  | 350,000 Sq. Ft. of Retail
273,592 SF Today |  | 6 Miles of Trails
2.5 Paved 3.5 Unpaved Miles |
|  | DART Light Rail
1 st Stop from DFW Airport |  | LBJ/IH-635 Access
From Olympus or Belt Line |
|  | Hotels
87 within 10-minute drive | | |





2014

Corporate Neighborhood



H-E-B

NOKIA

verily
Google

SONY
crunchyroll

at home
The Home Décor Superstore

Avantax®
A CETERA COMPANY

ROCKET
Mortgage

selene

CoreLogic®

Allstate®



BRINKER
INTERNATIONAL

TOYOTA
COMMERCIAL FINANCE

SMOOTHIE
KING

AMN®
Healthcare

Insperity
Morgan Stanley

UTSouthwestern
Medical Center
cotality™

Constellation
Brands

SIGNET
JEWELERS

St. Jude Children's
Research Hospital
Finding cures. Saving children.

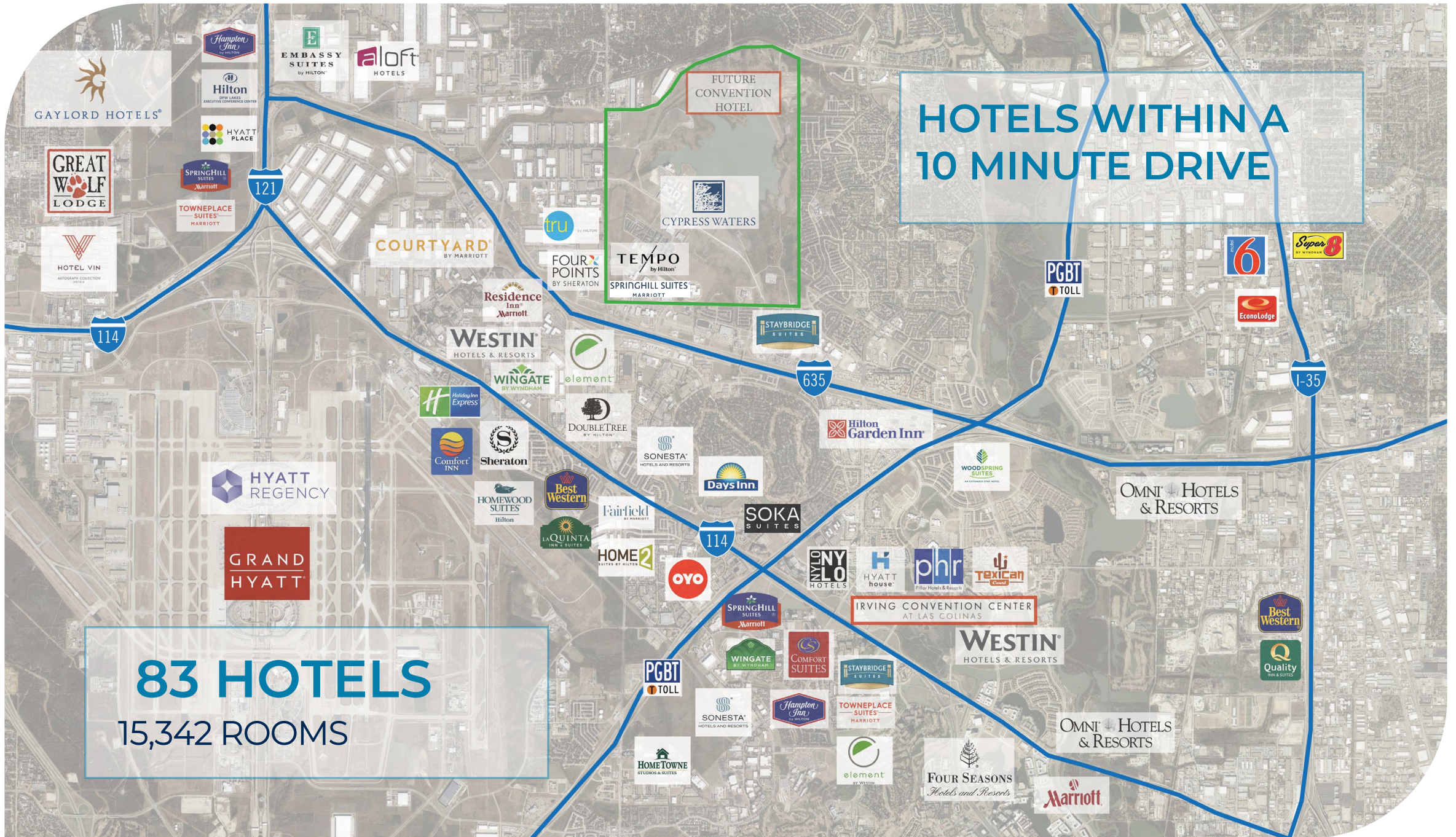


HOTELS WITHIN A 10 MINUTE DRIVE

An aerial photograph of a city grid, likely New York City, is shown in a muted, light blue tone. Overlaid on this background is a semi-transparent blue rectangle. Inside this rectangle, the text '83 HOTELS' is written in a large, bold, white sans-serif font. Below it, '15,342 ROOMS' is written in a smaller, white sans-serif font.

83 HOTELS

15,342 ROOMS

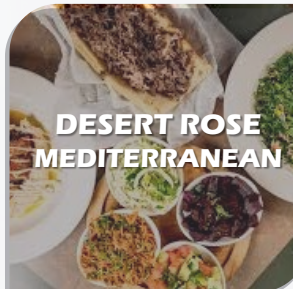
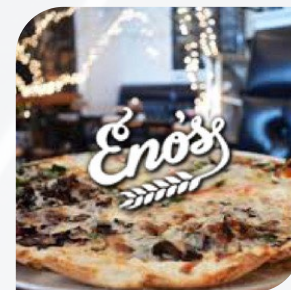


On-Site Restaurants

A Quick Walk Or Short Drive On Campus

Other On-Site Retail:

- Two On-Site Health Clinics & Urgent Care
- CVS Pharmacy
- Two 7-Eleven Stores
- Enamel Dental
- Lux Nail Spa & Salon
- Applejacks Premium Spirits
- Amegy Bank
- Green Acres Nursery
- Momo Dumplings
- Taste of Malaysia – Coming 2026
- Desert Rose Mediterranean – Coming 2026
- Ryluxe Beauty Bar – Coming 2026



Community Amenities



FITNESS CLASSES



FREE COFFEE BARS



CONCERTS



HIKE & BIKE TRAILS



CITY GOLF SIMULATOR



KINTO RIDE SHARE



DOG PARK



POP-UP MARKETS



GAMES IN PARKS



DRY CLEANING LOCKERS



EV+TESLA SUPER CHARGERS



ON-SITE HEALTH CLINIC



ON-SITE PRO SHOP
GEAR & LESSONS AVAILABLE



PICKLEBALL COURTS



TENNIS COURTS



9-HOLE PUTTING GREEN
[CYPRESSWATERS.COM/GOLF](https://cypresswaters.com/golf)



LOBBY FOOD DELIVERY



MOBILE APP

VISIT [CYPRESSWATERS.COM/AMENITIES](https://cypresswaters.com/amenities) OR DOWNLOAD OUR MOBILE APP

Events, Concerts, Festivals & More

The Sound is the ultimate host.

FESTIVALS

Cinco de Mayo
Festival

Fall Festival

Santa at the Sound

5K Races &
Fun Runs

North Texas Wine Festival

CONCERTS

Live Music

Singer/Songwriters

Tribute Bands

EVENTS

Pop-Up Markets

Outdoor Movies

Cultural Nights

Shakespeare
in the Park



Just to name a few....



6 Conference Centers

Town Hall - Seats 108 Classroom (275 with no tables)

The Park Room- Seats 106 Classroom (124 with no tables)

3300 Olympus Board Room- Seats 20 Executive Style Table

3401 Olympus – Seats 58 Classroom (96 with no tables)

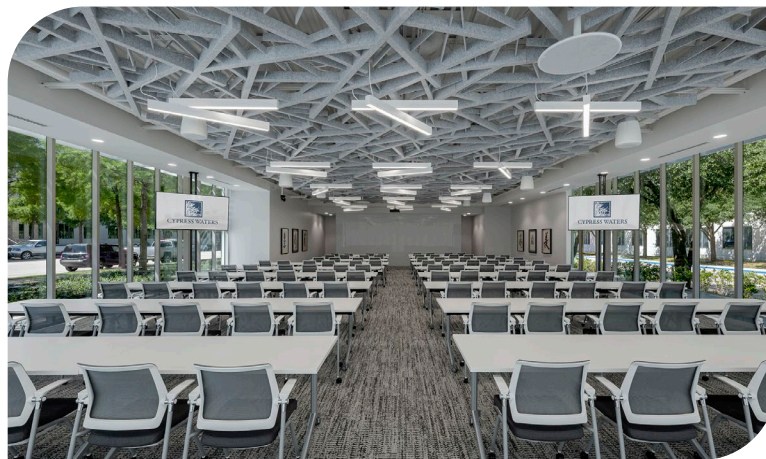
9111 CW Blvd – Seats 56 Classroom (96 with no tables)

8840 CW Blvd - Seats 102 Classroom (Divisible Walls)

Podcast Studio – 3 Pro Microphones with Mixing Board

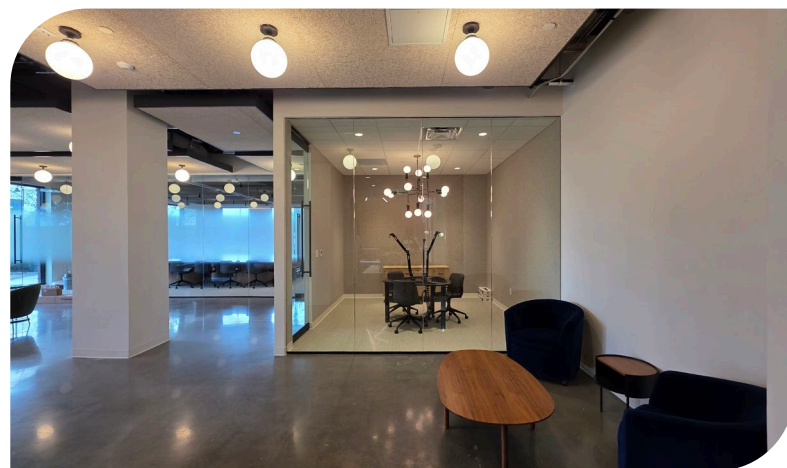
Outdoor Amphitheater – Seats 1,255 lawn seating







BOARD ROOM + PODCAST STUDIO



3300 OLYMPUS BLVD

Cypress Waters

Hike & Bike Trails

2.5 Miles Paved Trails To Explore

Walk, jog, bike and enjoy the fresh air on a mix of paved and adventure trails.

6 Miles Paved & Unpaved Trails

Trails will connect to DART Silver Line Light Rail Station and Campion Trail System

Hungry? No Problem

The trail connects to The Sound's restaurants, venues and living spaces.



Trails will connect to Cotton Belt and Campion trail systems.



Outdoor Sports

Tennis, Pickleball & Golf

Play on your lunch break or after work

3 Tennis Courts – racquets and balls available for check out.

6 Pickleball Courts – pro shop with gear and lessons available.

9-hole putting green – near 2999 Olympus

Indoor Golf Simulator – located on the 1st floor of 2999 Olympus



Luxury Multi-Family



Four distinct neighborhoods give young singles and budding families alike the perfect place to call home.

3,470 Units Built

87 Single Family Rental Units In Design

\$1.70 - \$2.20/sf Price Points

Tenant Employee Move-In Specials

9797 ROMBAUER





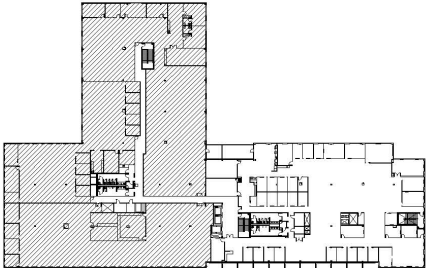
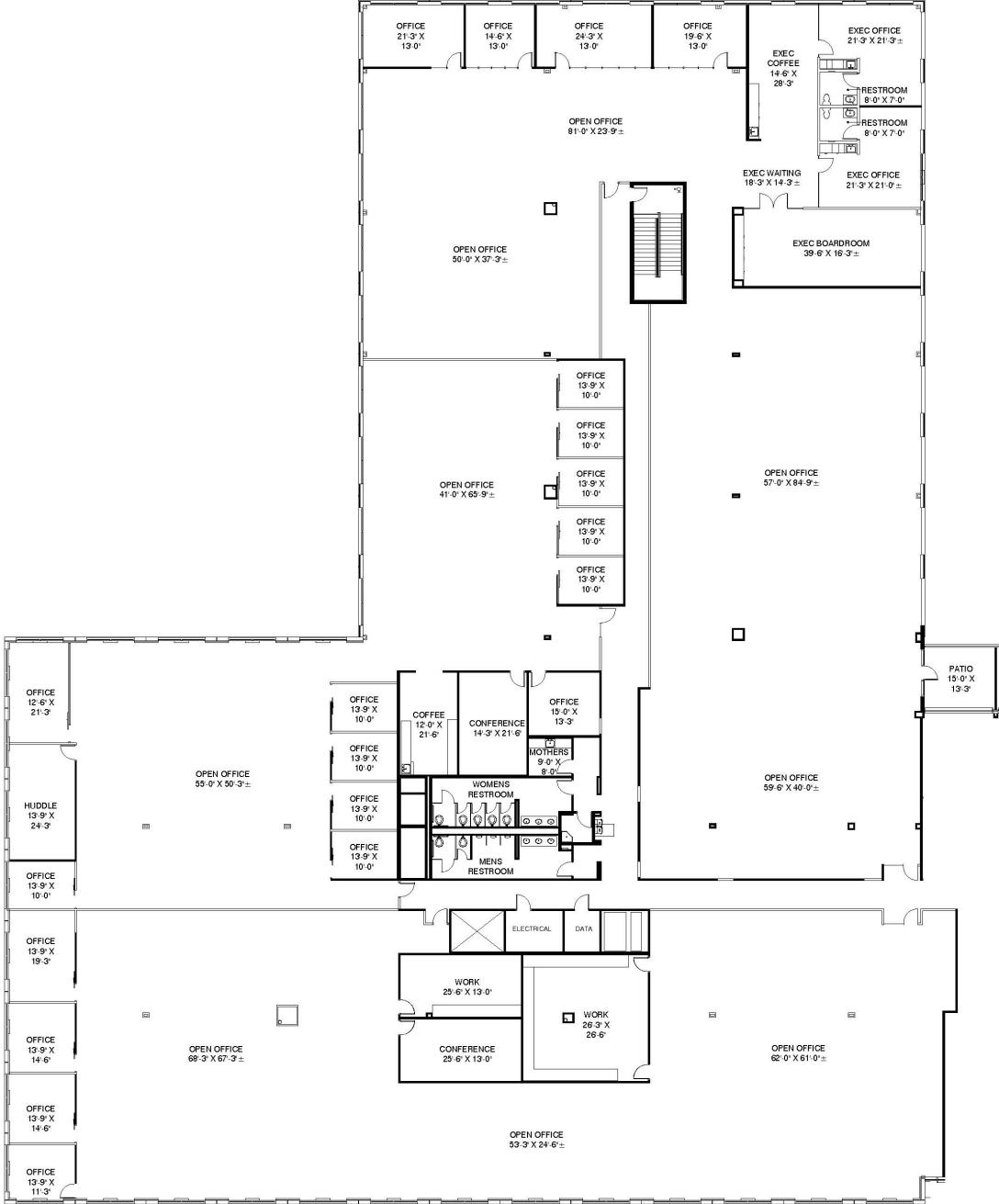
9797 ROMBAUER RD

250,000 SF Total Building - 4 Floors
41,357 SF Available – 4th Floor
Overlooking North Lake & Trails
5/1,000+ Surface + Structured Parking

EV Car Chargers On-Site
Access to Fitness Center Nearby
80 Seat Conference Center Next Door
Walking Trail to Sound Retail

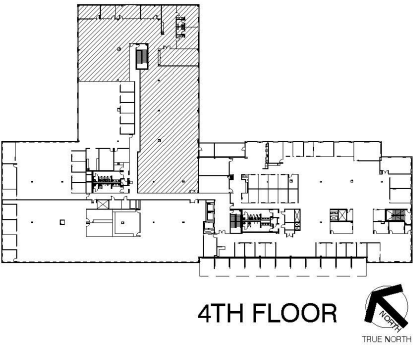
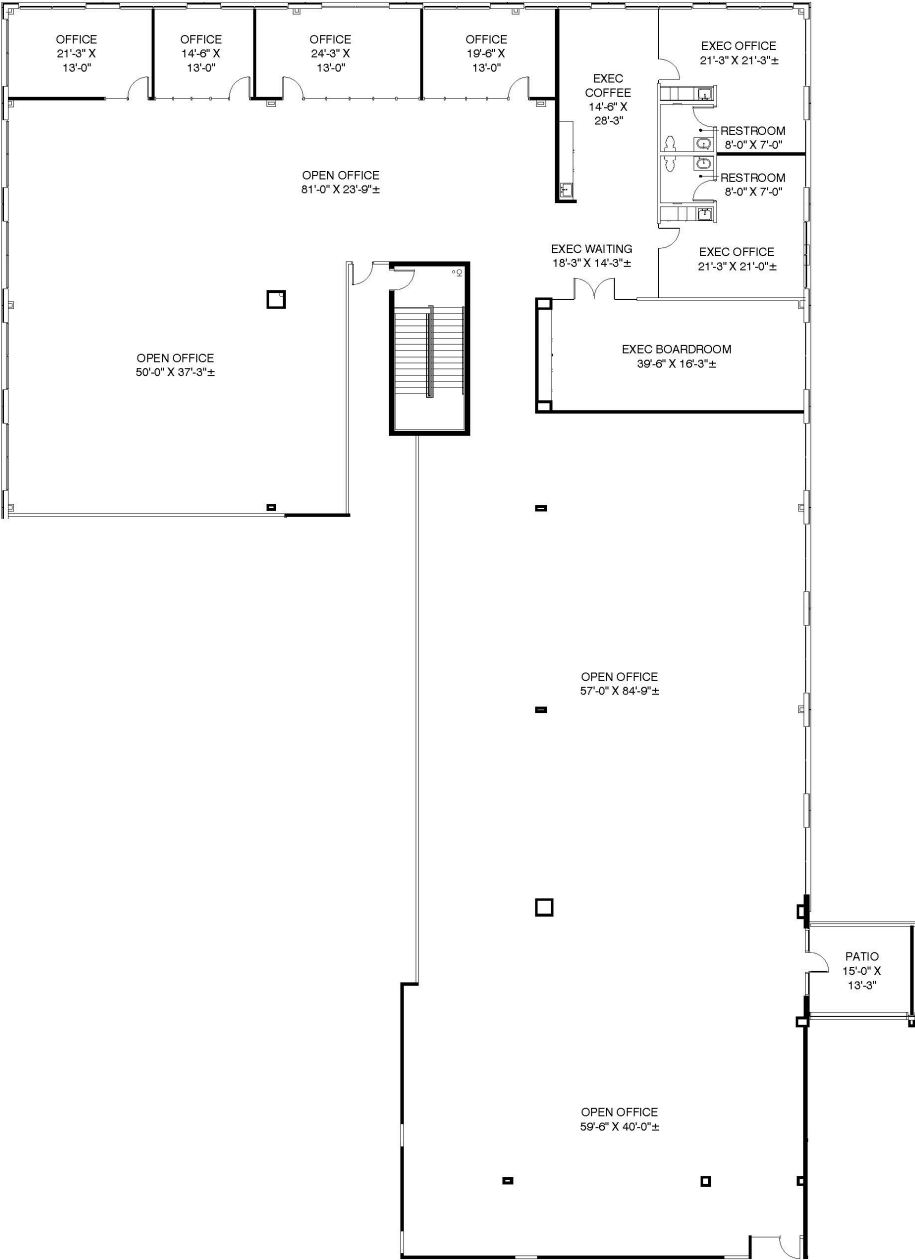
4th FLOOR

4th Floor – 41,357 SF – Divisible
Plan A



4th FLOOR

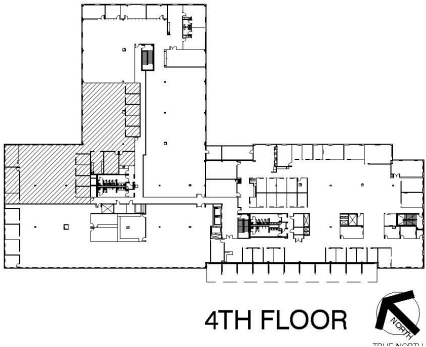
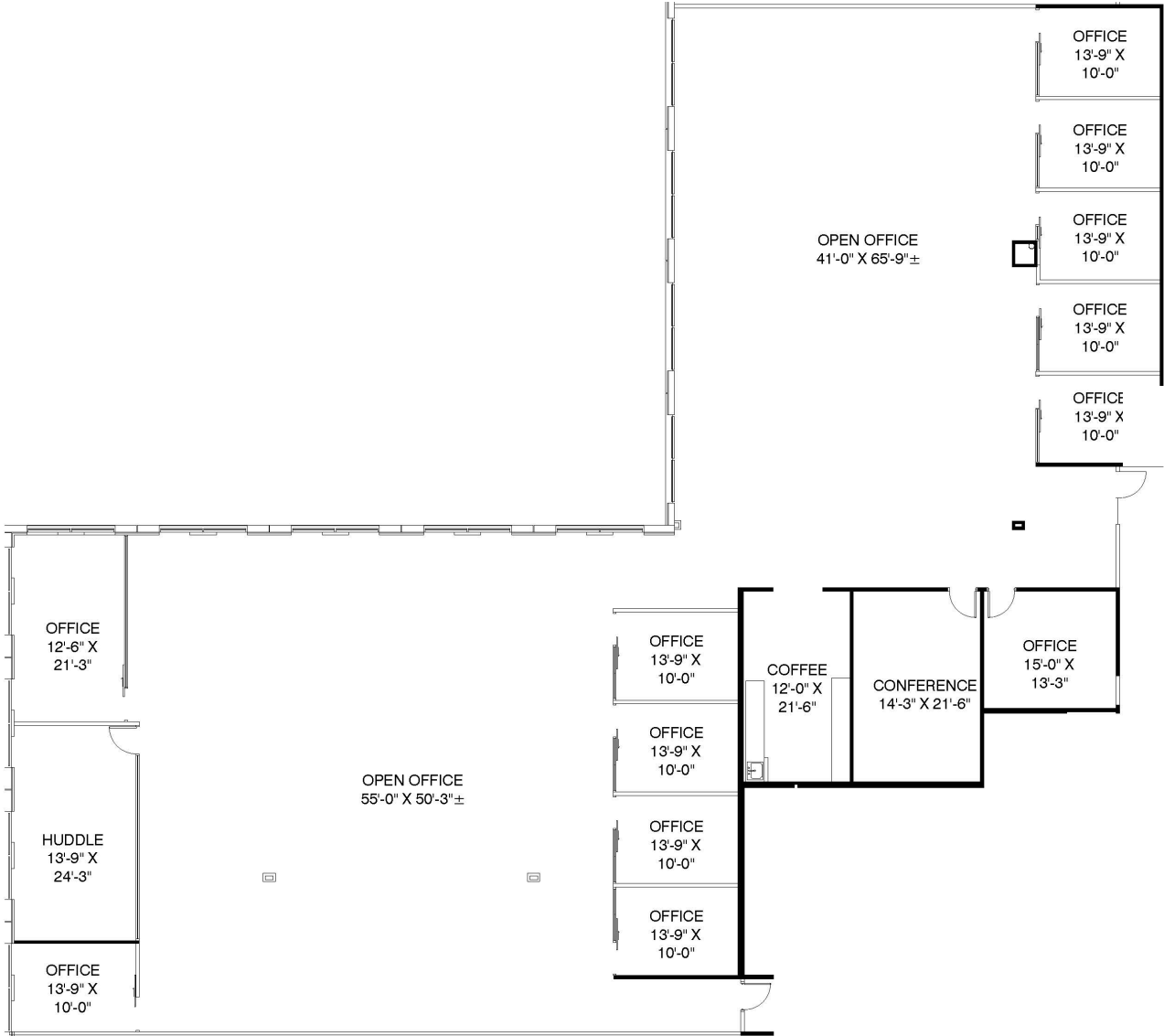
4th Floor – Suite 400 - 16,956 SF
Divisible Plan B



4TH FLOOR
TRUE NORTH

4th FLOOR

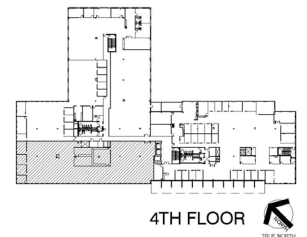
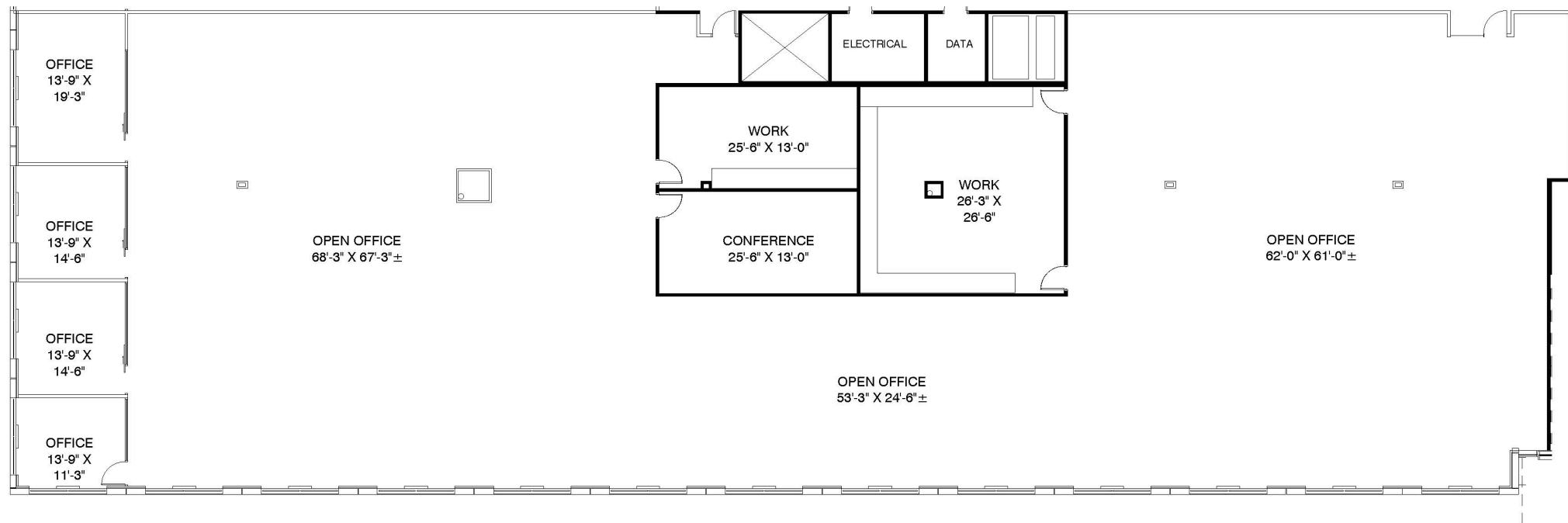
4th Floor – Suite 415 – 10,590 SF
Divisible Plan C



4th FLOOR

4th Floor – Suite 430 – 13,811 SF

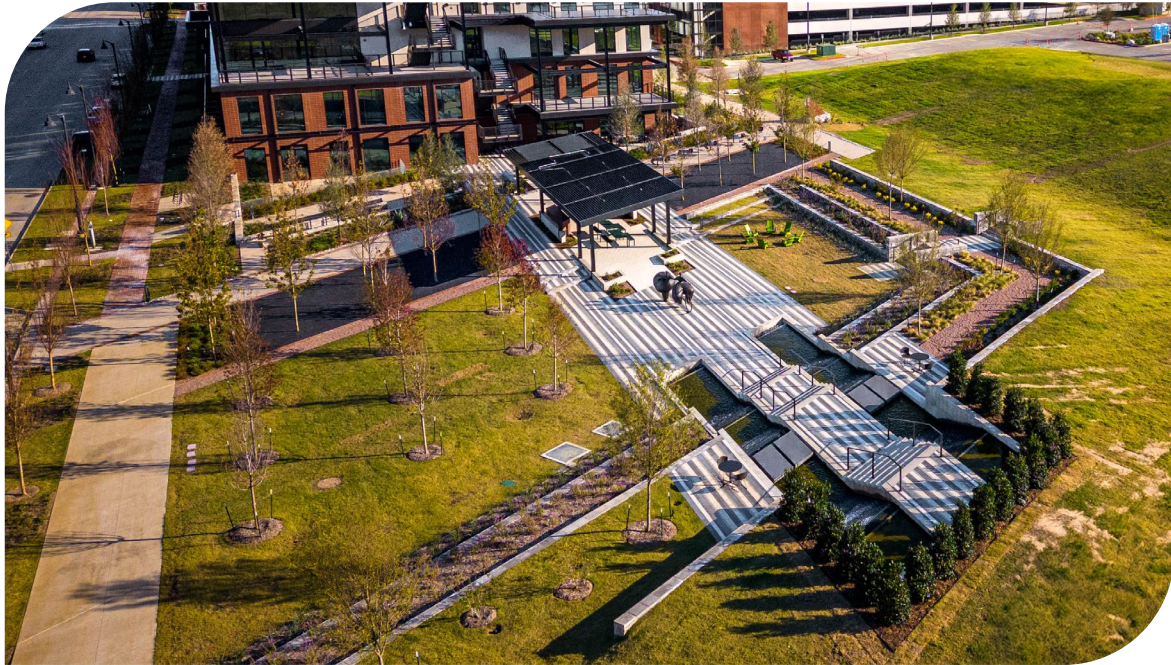
Divisible Plan D



4TH FLOOR

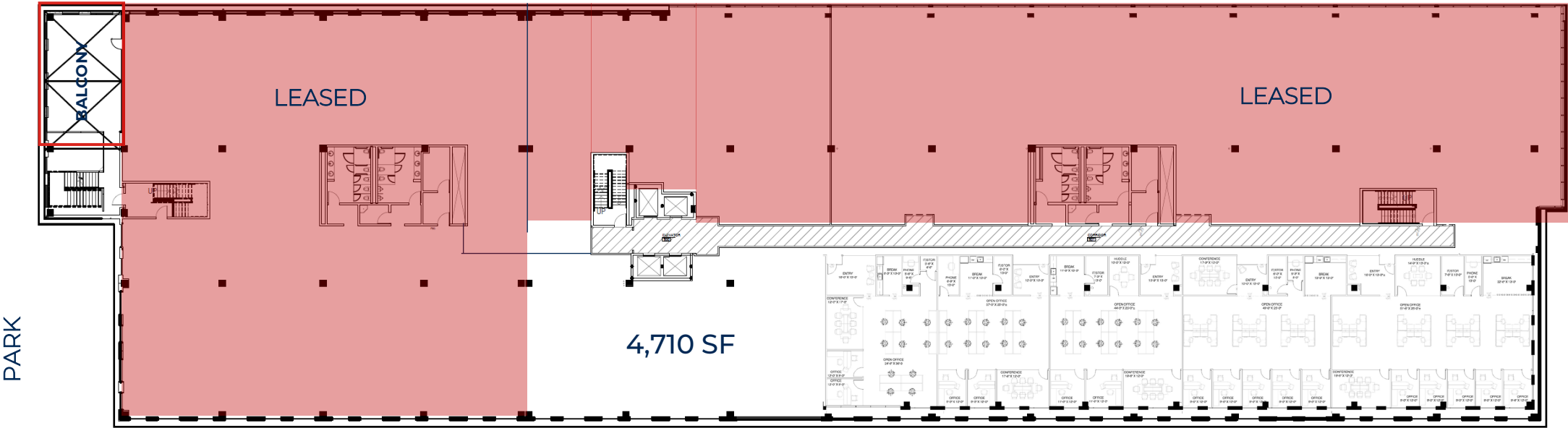
3300 OLYMPUS BLVD





FLOOR PLAN

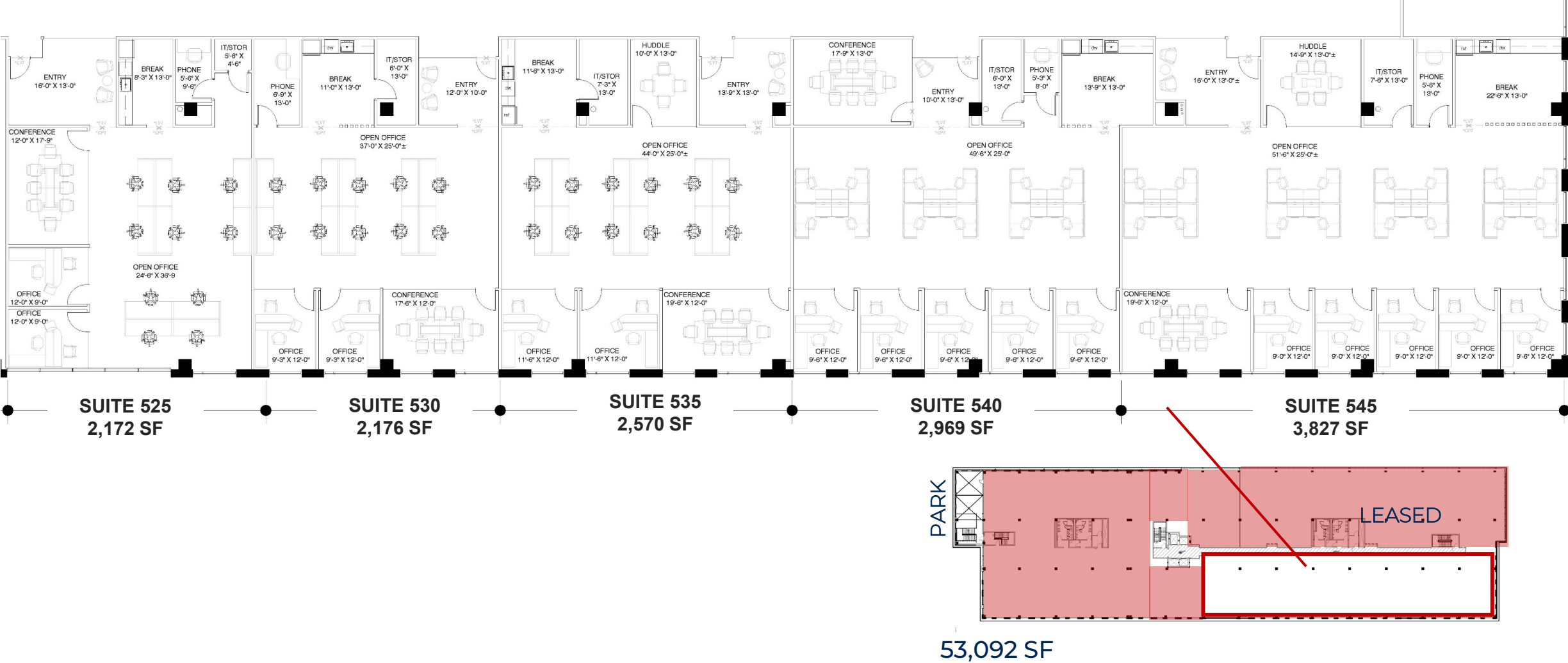
5th Floor - 4,710 SF & Spec Suites Available Now



5th Floor

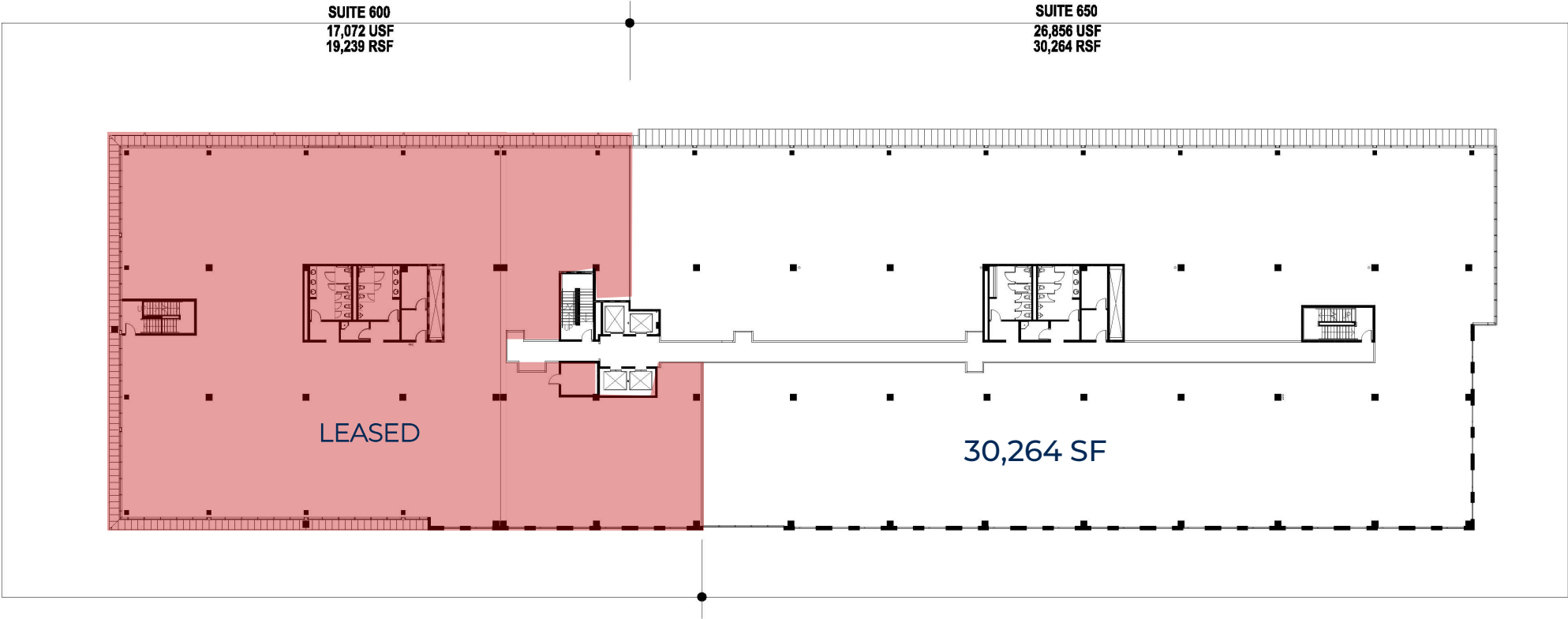
FLOOR PLAN

5th Floor – Spec Suites



FLOOR PLAN

6th Floor – 30,264



9000 CYPRESS WATERS BLVD





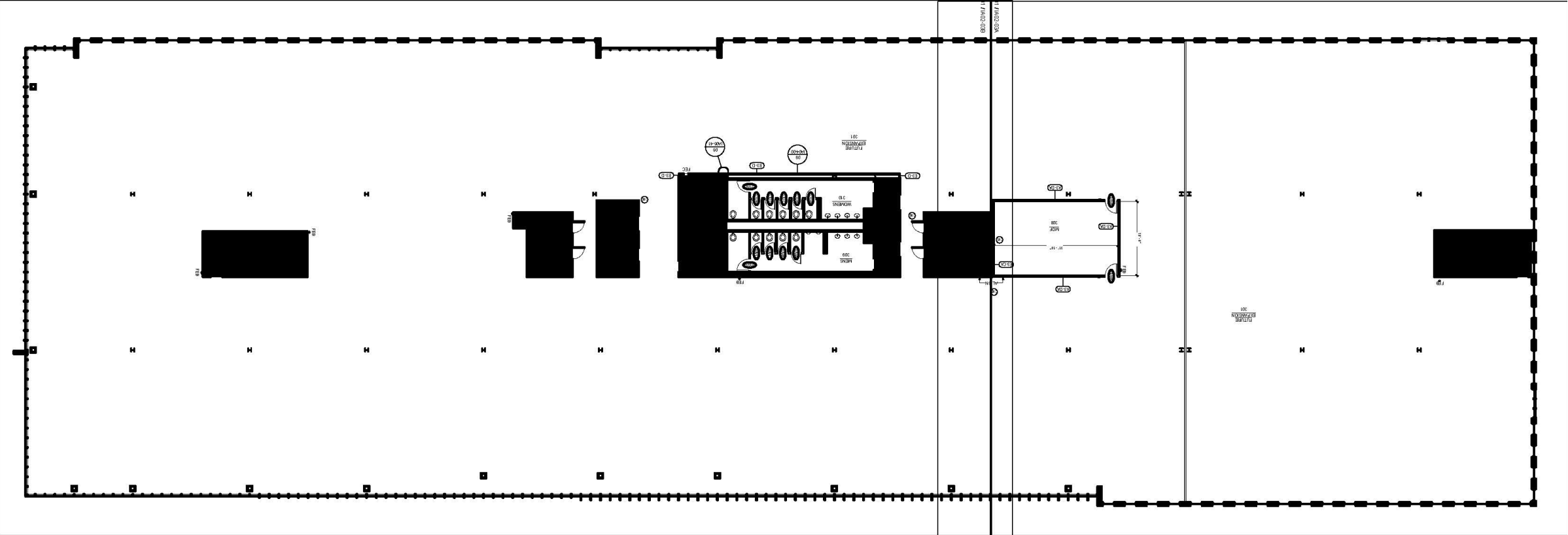
9000 CYPRESS WATERS BLVD

182,000 SF Total Building - 4 Floors
45,592 SF Avail Now on 3rd Floor - Divisible
Overlooking Two 1-Acre Parks
5.5/1,000+ Surface + Structured Parking

White Rhino Coffee Next Door
EV Car Chargers On-Site
Access to Fitness Center Next Door
104 Seat Conference Center Next Door

3RD FLOOR

45,592 SF Available Now - Divisible



CYPRESS WATERS

3100 OLYMPUS BLVD





3100 OLYMPUS BLVD SUITES 410, 440, 480

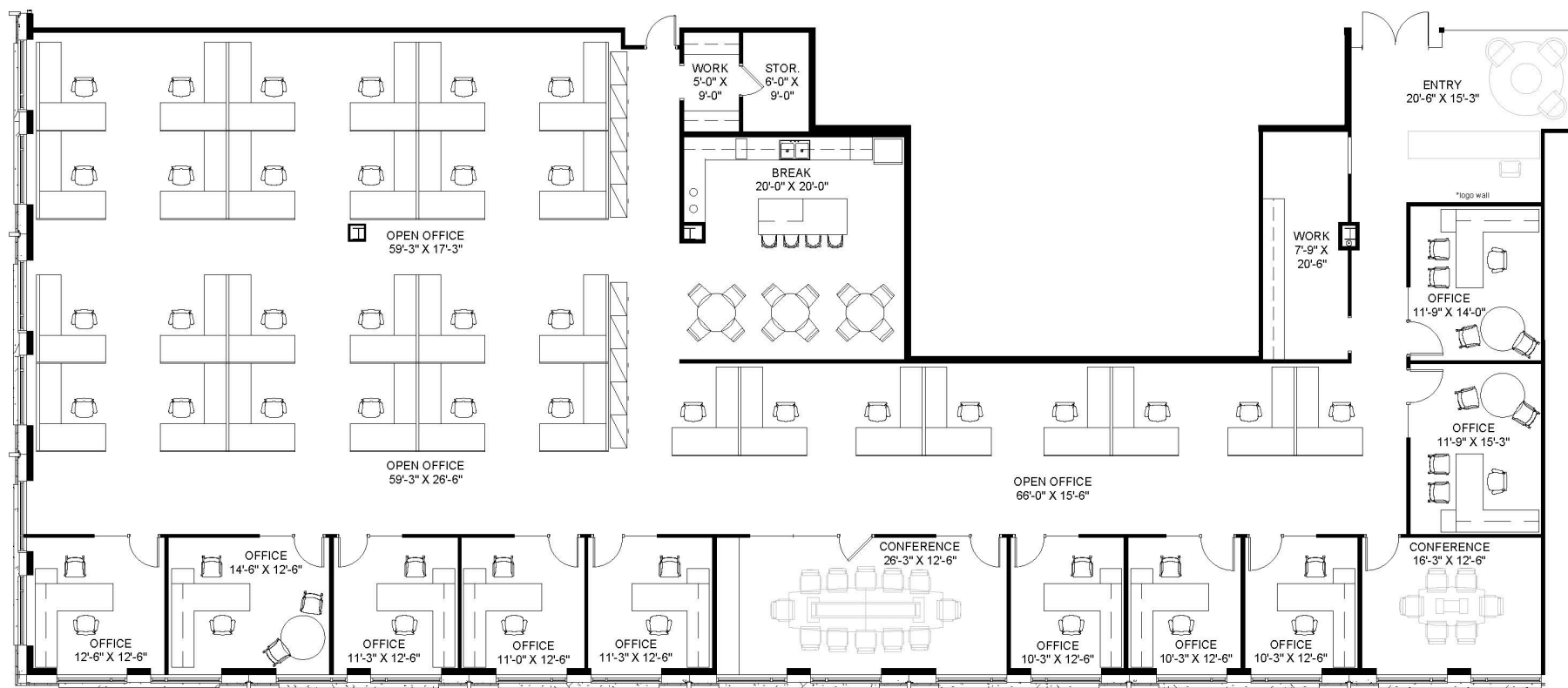
8,083, 2,227 SF & 6,953 SF Suites Available
5th Floor of 5 Story Building
5.5/1,000+ Surface + Structured Parking
4 Large Conference Centers On-Site

Class AA Modern Building Completed in 2019
Access to Nearby Fitness Center
100 Seat Conference Center Next Door
Sound Retail & Restaurants Across the Street

FLOOR PLAN

Suite 410 – 8,083 SF TOTAL

Available July 31, 2026



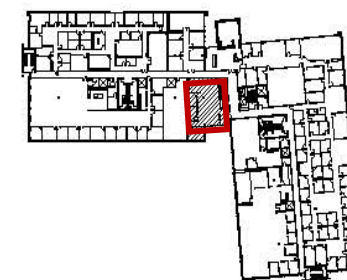
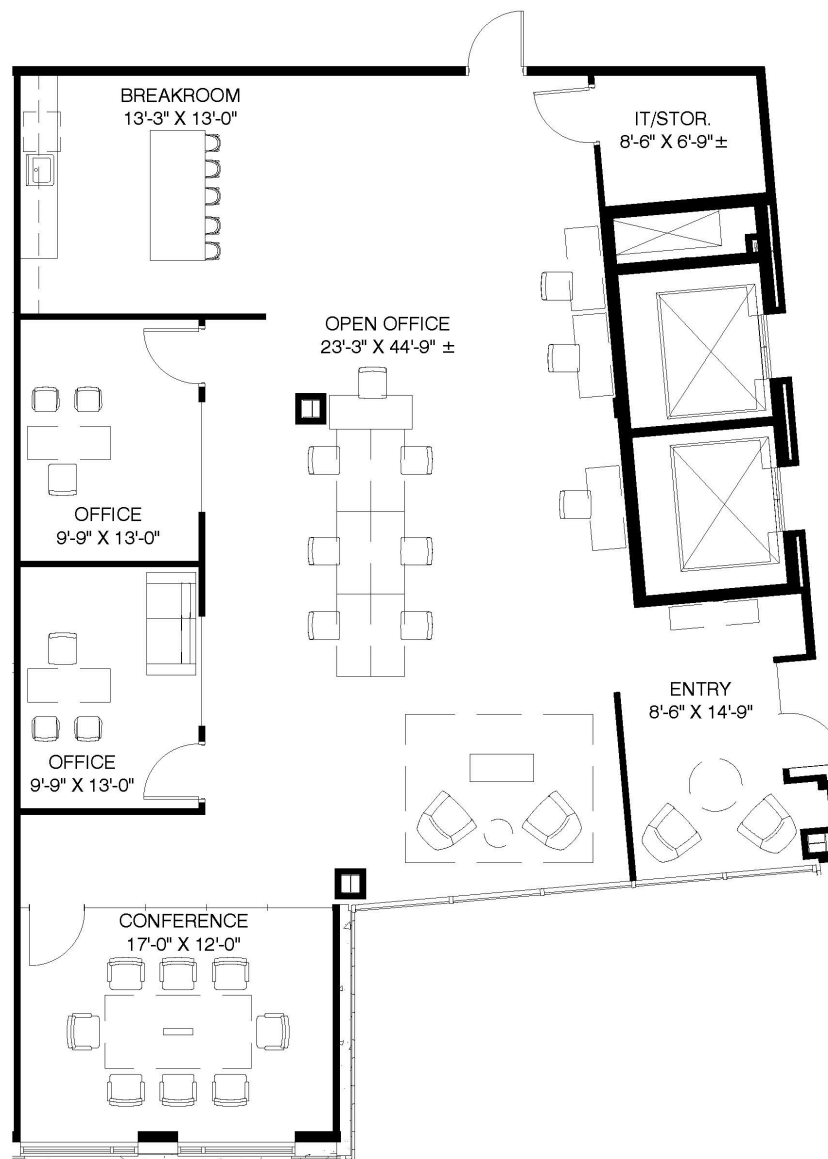
KEYPLAN - 4TH FLOOR



FLOOR PLAN

Suite 440 – 2,227 SF TOTAL

Available Now



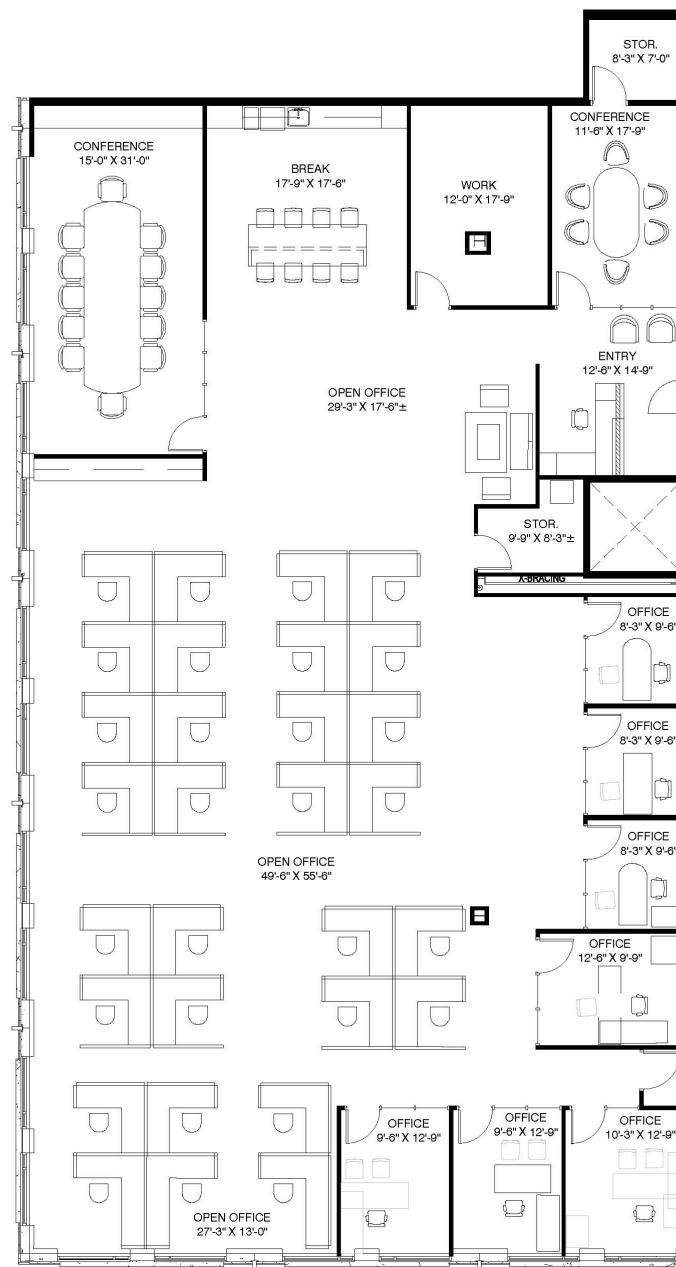
KEYPLAN - 4TH FLOOR



FLOOR PLAN

Suite 480 – 6,953 SF TOTAL

Available October 2026



KEYPLAN - 4TH FLOOR



9001 CYPRESS WATERS BLVD

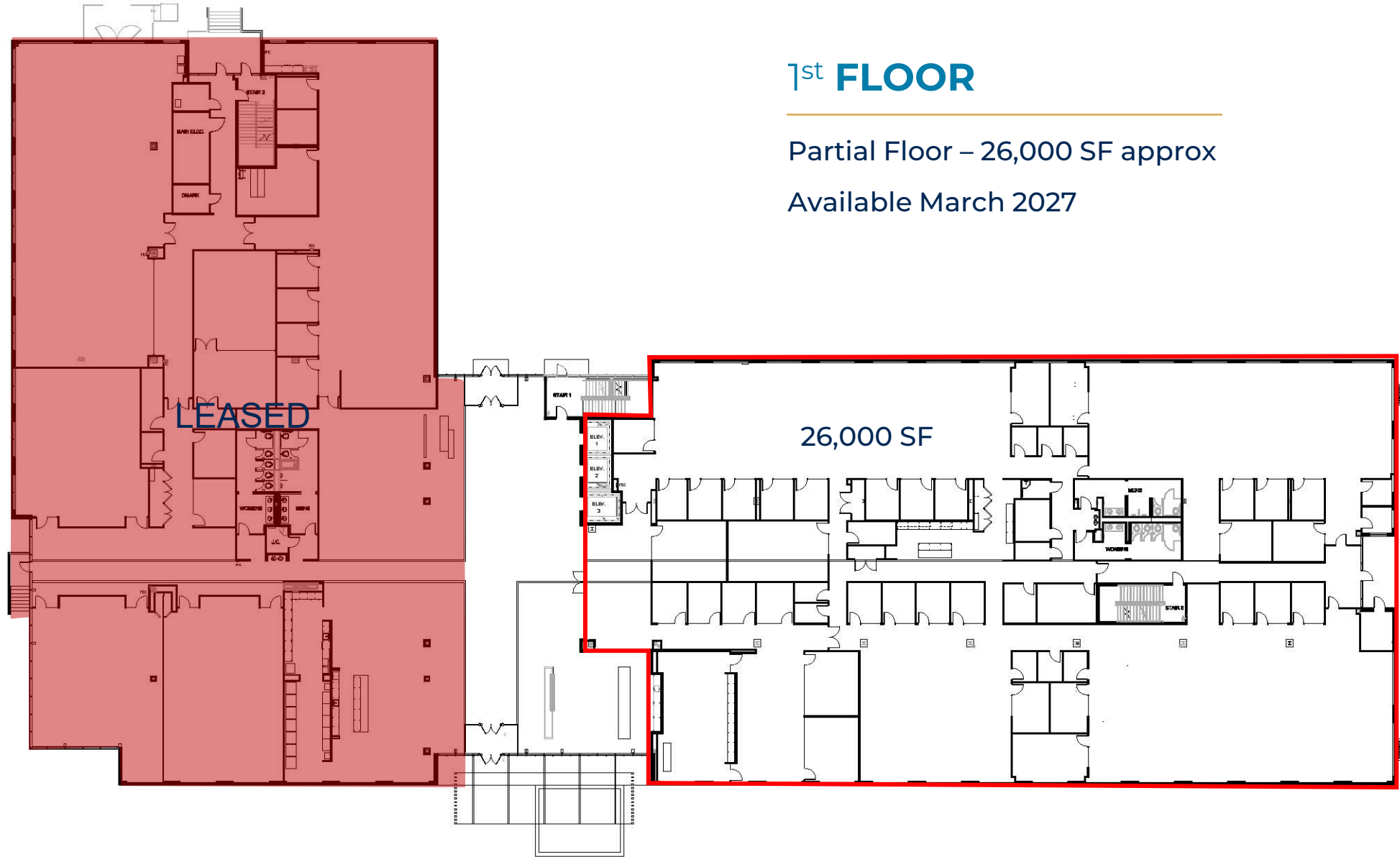




9001 CYPRESS WATERS BLVD

215,119 SF Total Building - 4 Floors
All 4 Floors Avail Feb 2027 - Divisible
Overlooking Two 1-Acre Parks
6/1,000+ Surface + Structured Parking

White Rhino Coffee Next Door
EV Car Chargers On-Site
Access to Fitness Center Next Door
104 Seat Conference Center Next Door



1st FLOOR

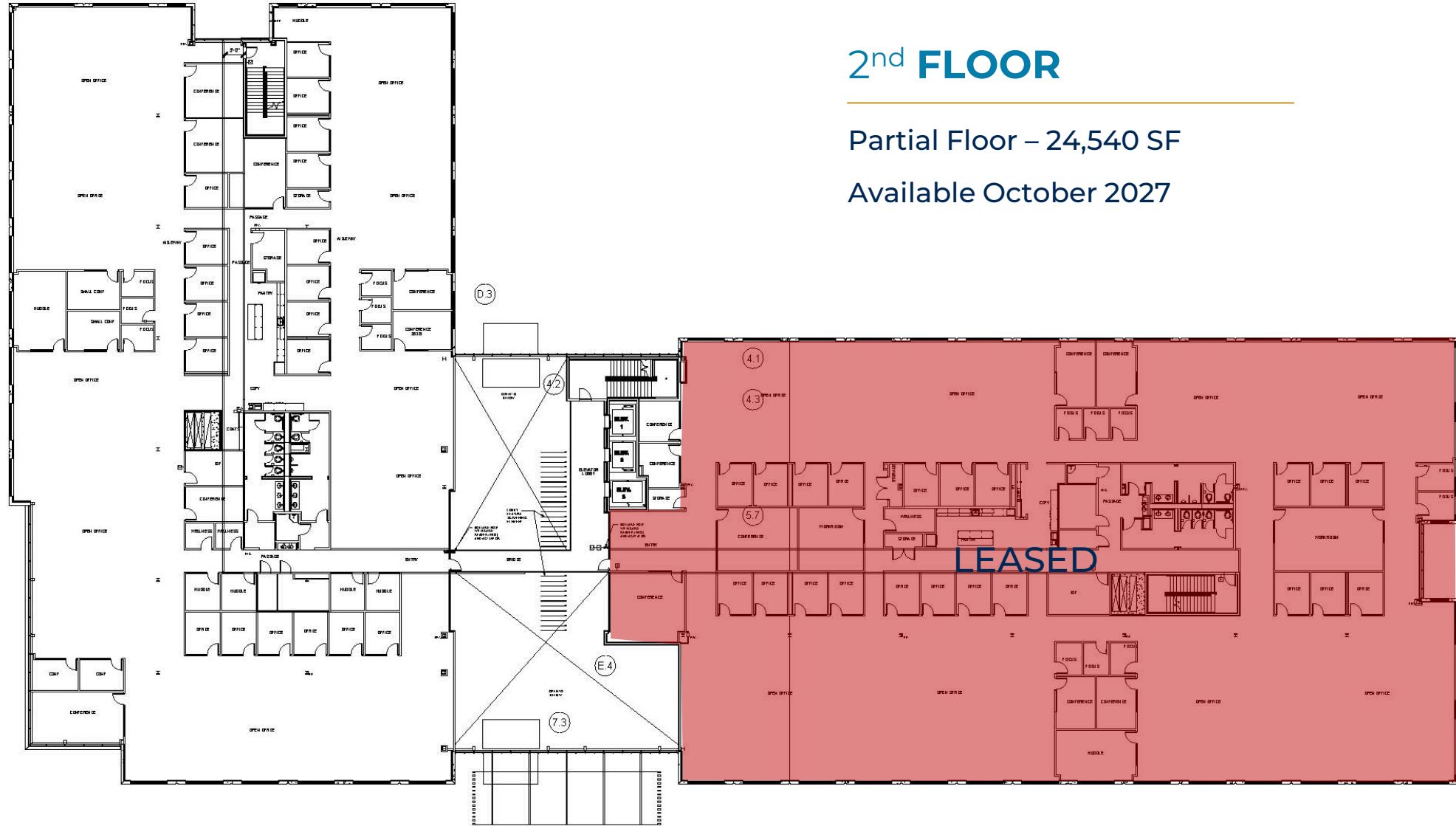
Partial Floor – 26,000 SF approx

Available March 2027

2nd FLOOR

Partial Floor – 24,540 SF

Available October 2027





Coming Soon



9001

9000

8951

9111 CYPRESS WATERS BLVD





9111 CYPRESS WATERS BLVD

Suite 120

Spec Suite #120 – 4,784 SF

1st Floor of 4 Story Building

5.5/1,000+ Surface + Structured Parking

Fitness Center on 1st Floor

Conference Center on 1st Floor

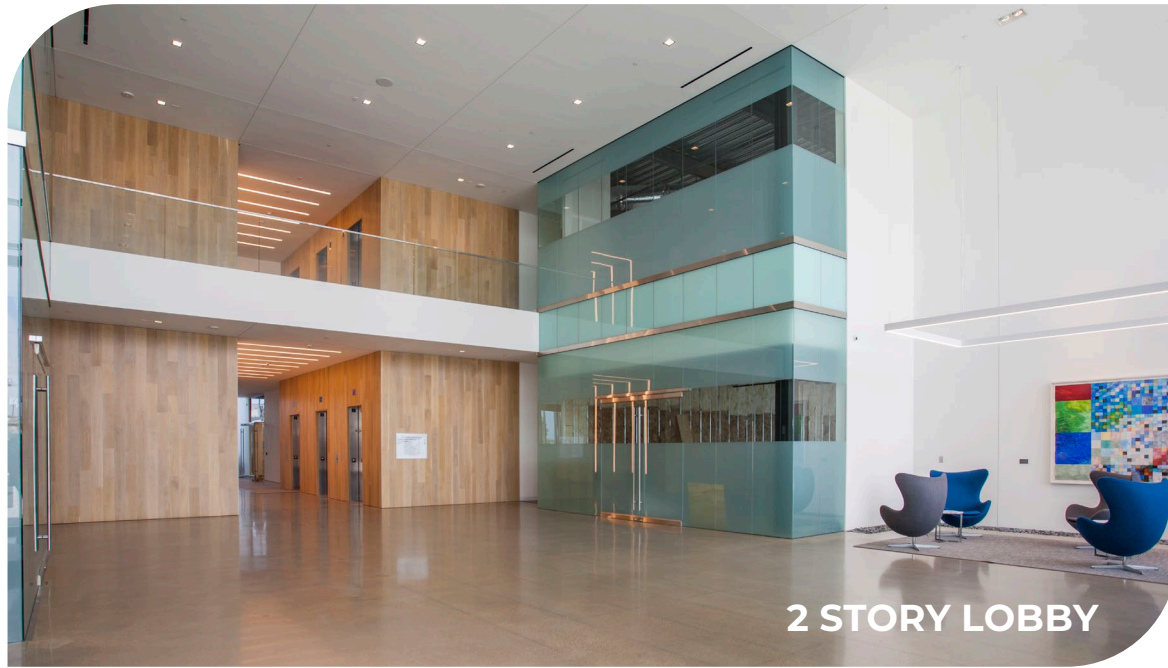
On-Site Electric Vehicle Chargers

1st Floor Complementary Coffee Bar

Overlooks 1 Acre Park with WiFi

Sound Retail & Restaurants Nearby

6 Large Conference Centers On-Site



2 STORY LOBBY



FITNESS CENTER



CONFERENCE CENTER

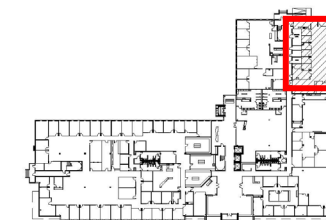
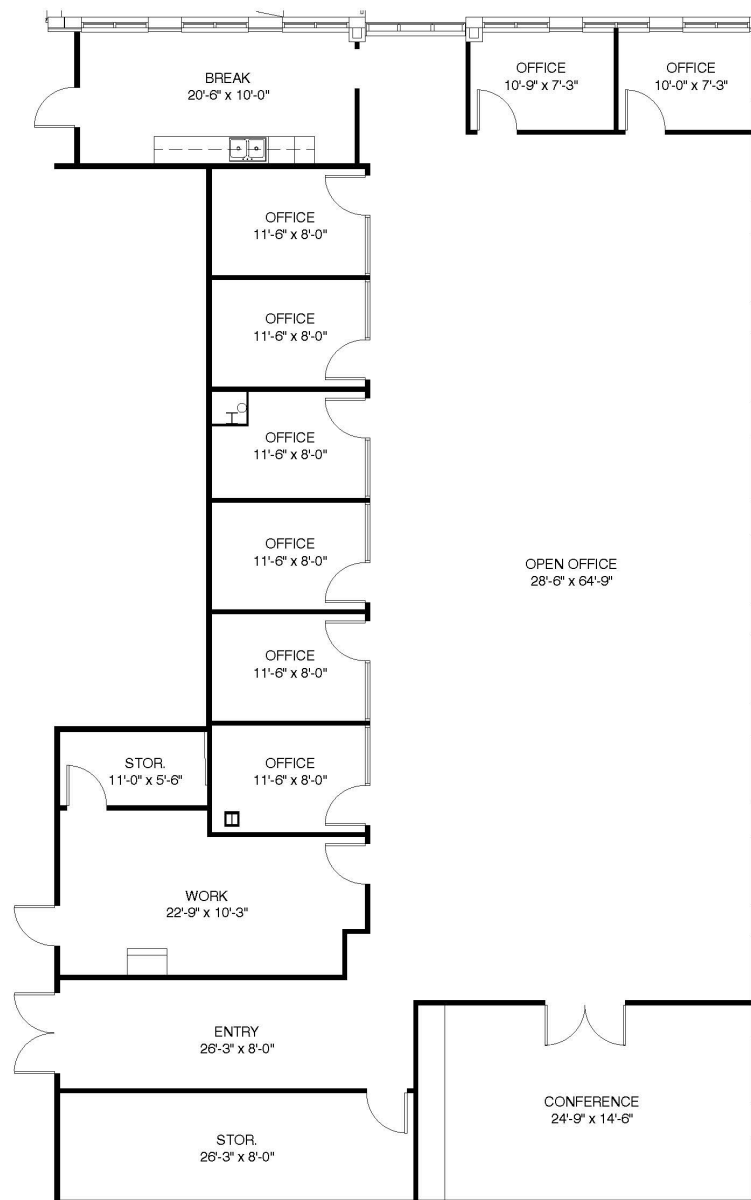


COFFEE BAR

FLOOR PLAN

Suite 120 – 4,784 SF Total

Available Now



KEYPLAN - 1ST FLOOR



A photograph of a modern building's courtyard. The left building features a facade of light-colored stone blocks with vertical glass windows. The right building is white with horizontal glass windows. A large circular skylight is visible in the ceiling of the courtyard. The ground is paved with light-colored tiles. The text "8840 CYPRESS WATERS BLVD" is overlaid in the center.

8840 CYPRESS WATERS BLVD

8840 CYPRESS WATERS BLVD

SUITE 130 – 2,000 SF

Available Now

3 Story Building

165,000 SF Total Bldg

102 Seat Conference Center on 2nd Floor

Tenant Lounge with Mini Market on 2nd Floor

30' x 40' Bays

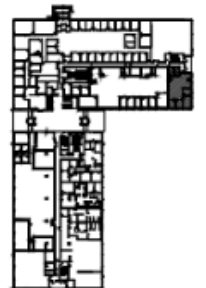
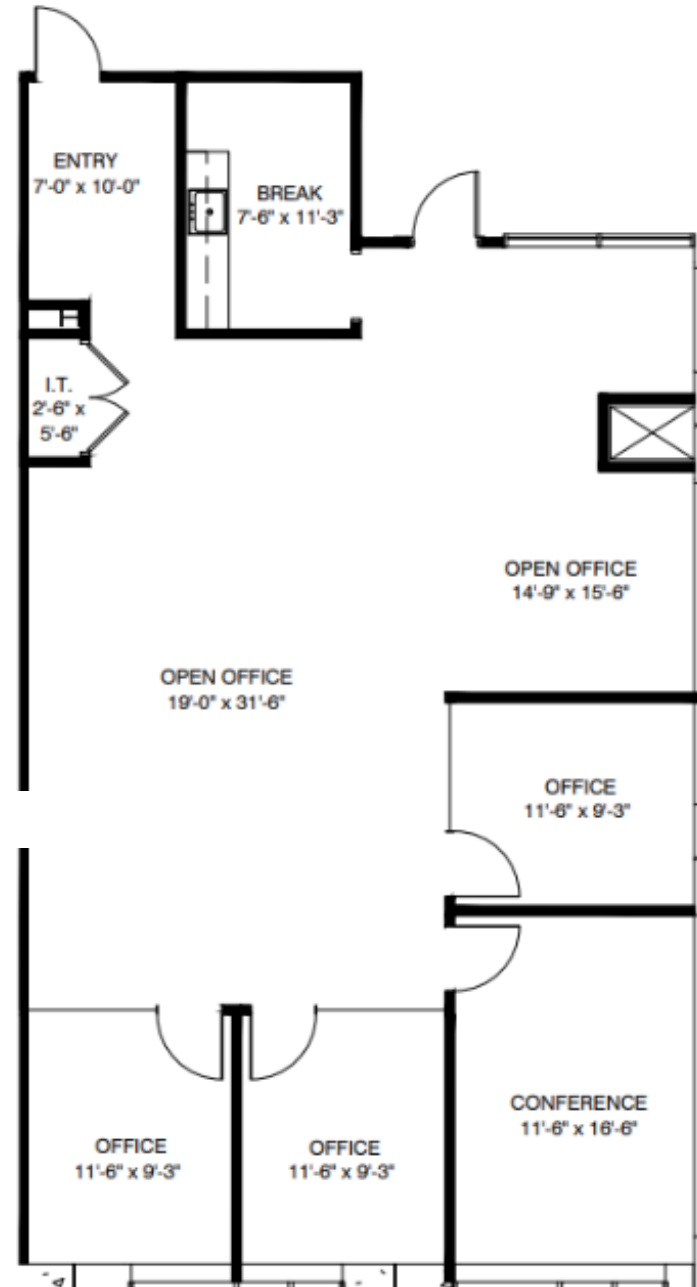
6/1,000+ Surface Parking

Covered Parking Available

Large Windows Provide Natural Light

Access to On-Site Fitness Center

4 Large Conference Centers On-Site



KEYPLAN - 1ST FLOOR

A photograph of a modern, two-story building with large glass windows and a central entrance. The building is illuminated from within, and the entrance area is brightly lit. A paved walkway leads from the foreground towards the entrance. To the left of the walkway, there is a covered outdoor seating area with white chairs and tables. To the right, there is a large, abstract sculpture made of polished metal rings. The sky is a deep blue, and there are trees and shrubs in the foreground and background.

CYPRESS WATERS

8951 CYPRESS WATERS BLVD



8951 CYPRESS WATERS BLVD | Suite 130

3,000 SF Available

1st Floor – Near Entry & Tenant Lounge

4-Story Building | 182,460 SF Total

Next to 1 Acre Park with Wi-Fi, Grills & More

5.5/1,000+ Surface Parking

Access to Nearby Fitness Center

100 Seat Conference Center Next Door

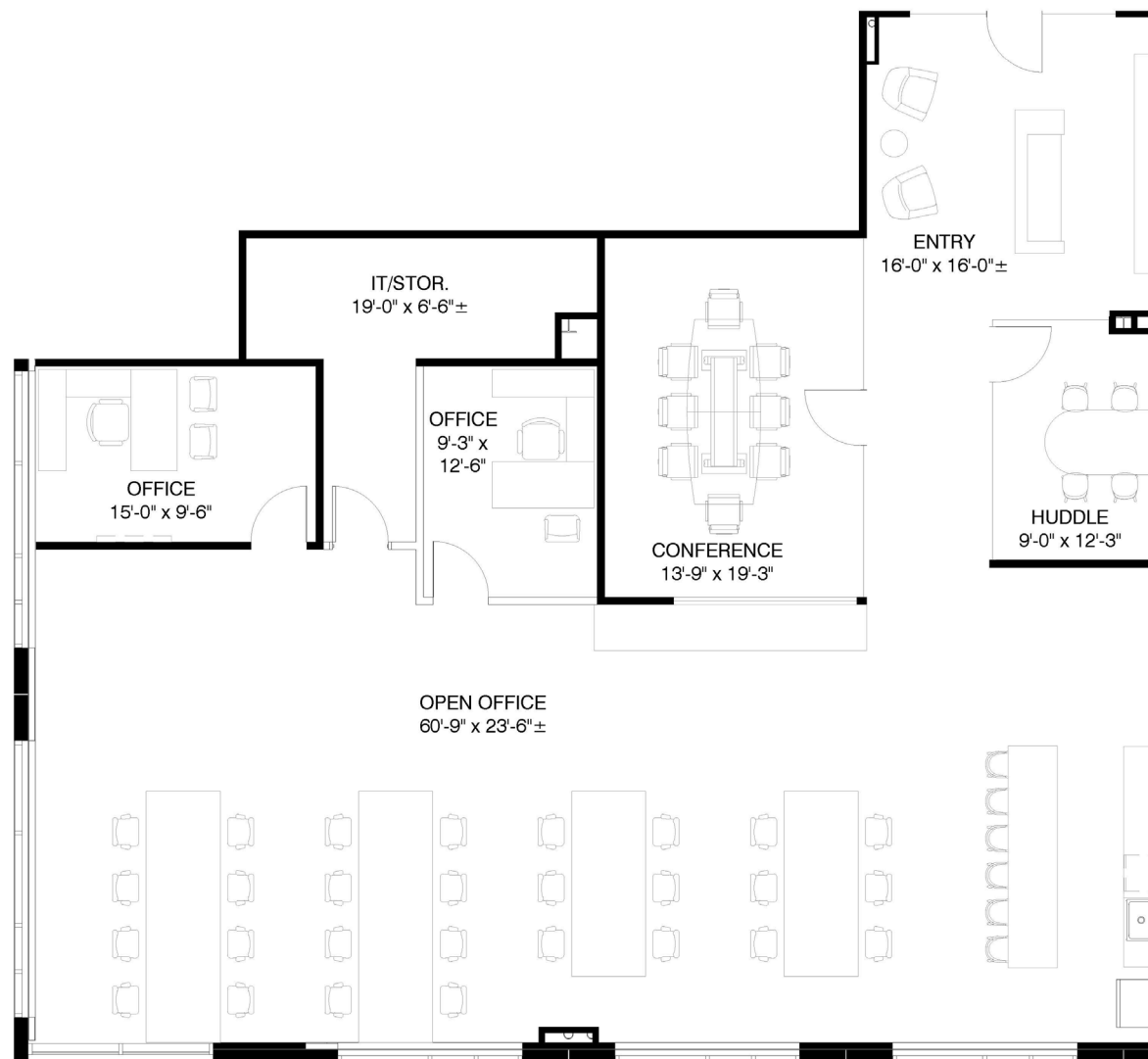
Available October 2026

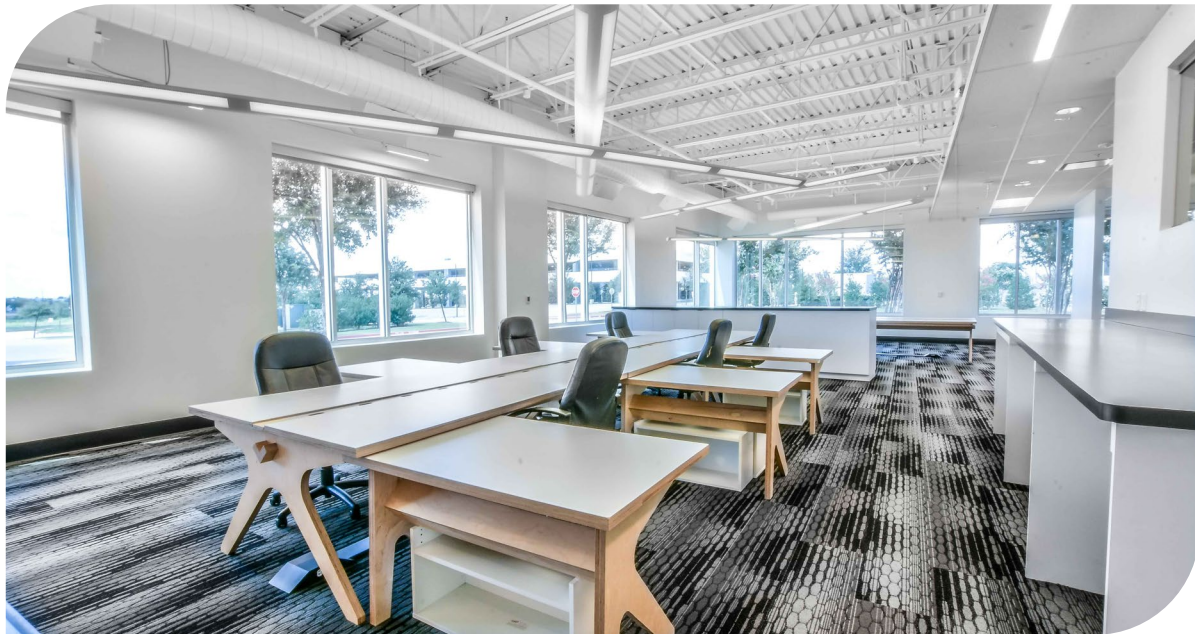
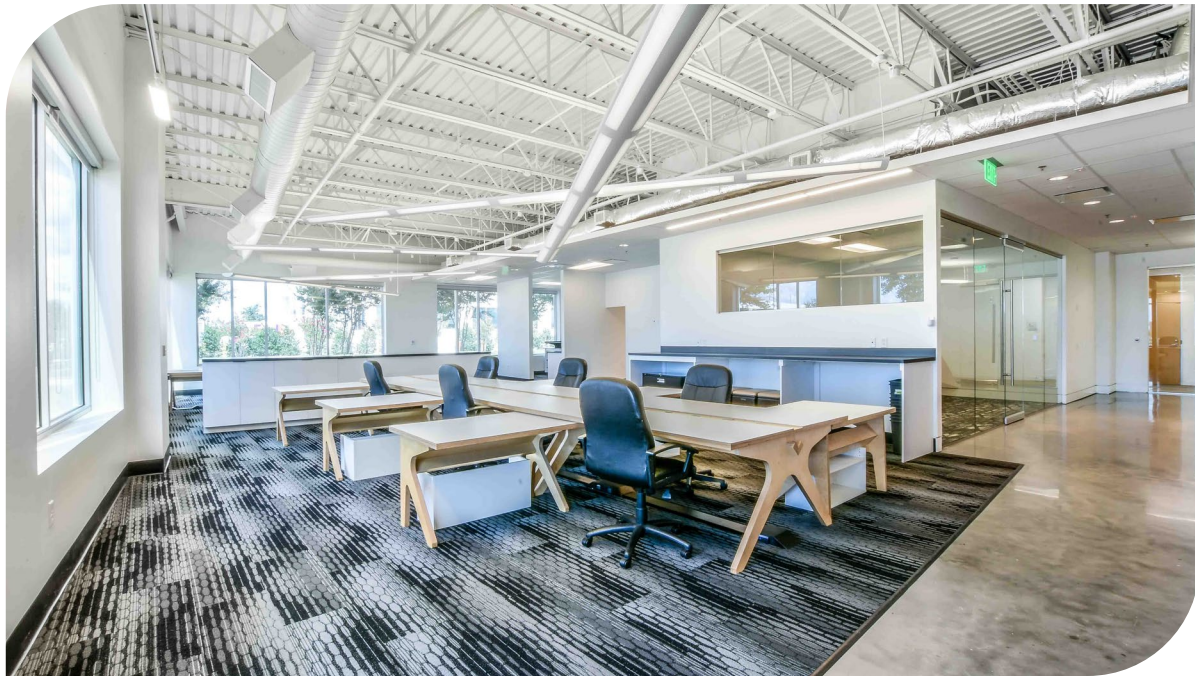
8951 CYPRESS WATERS BLVD | Suite 130

Floor Plan – 1st Floor

Spec Suite 130 – 3,000 SF

Available Now





9650 LOCKE STREET





9650 **LOCKE STREET**

302,237 SF Total

10 Stories

Balconies on 3 Floors

Overlooking the Lake

Available Q3 2024

4/1,000+ Structured Parking

9 Hole Putting Green

3,800 SF Fitness Center Next Door

Conference Centers on 1st Floor

Events, Concerts & Free Fitness Classes

Next Door to Sound Retail

Direct Access to Lakeside Walking Trail



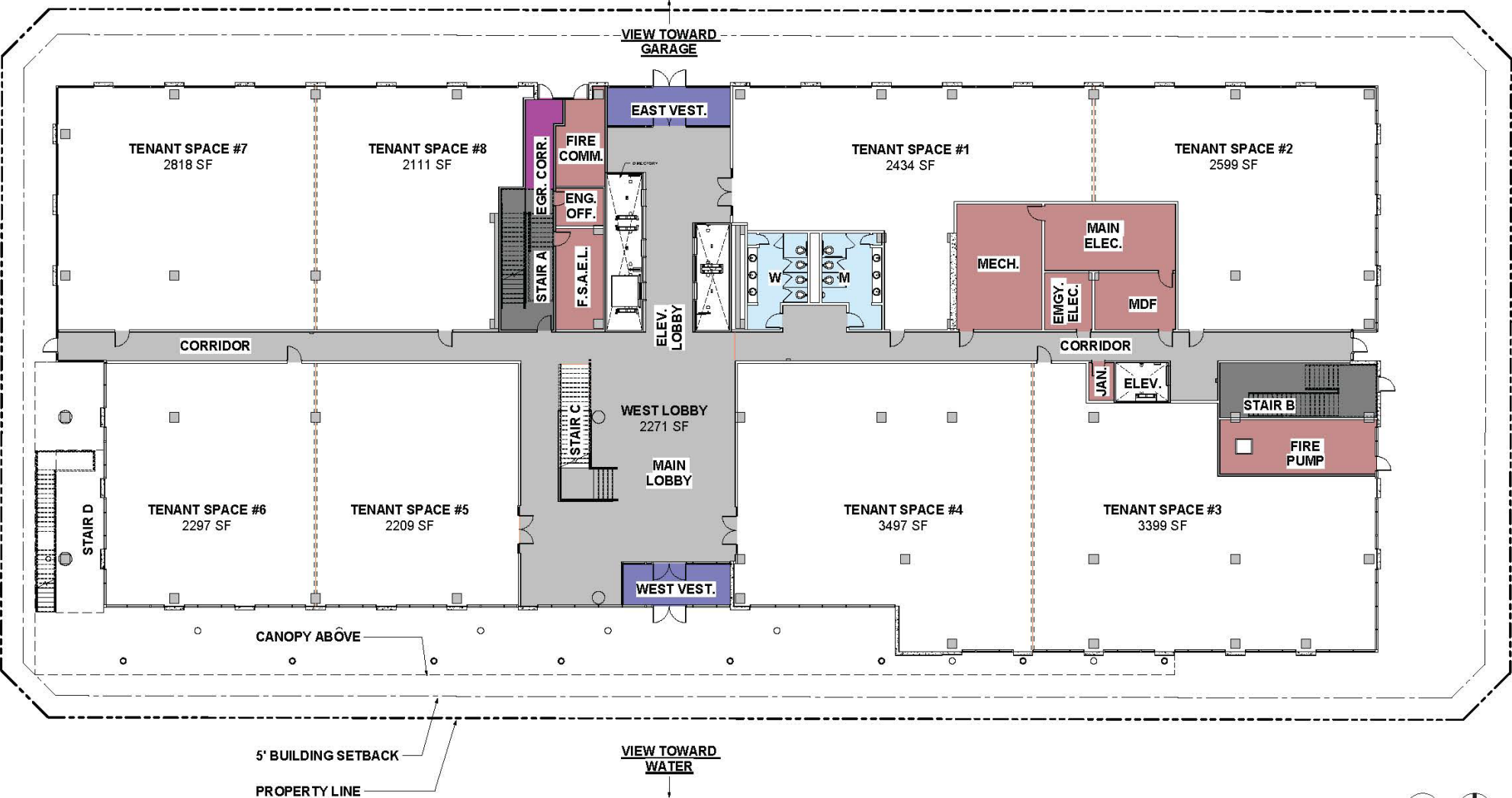






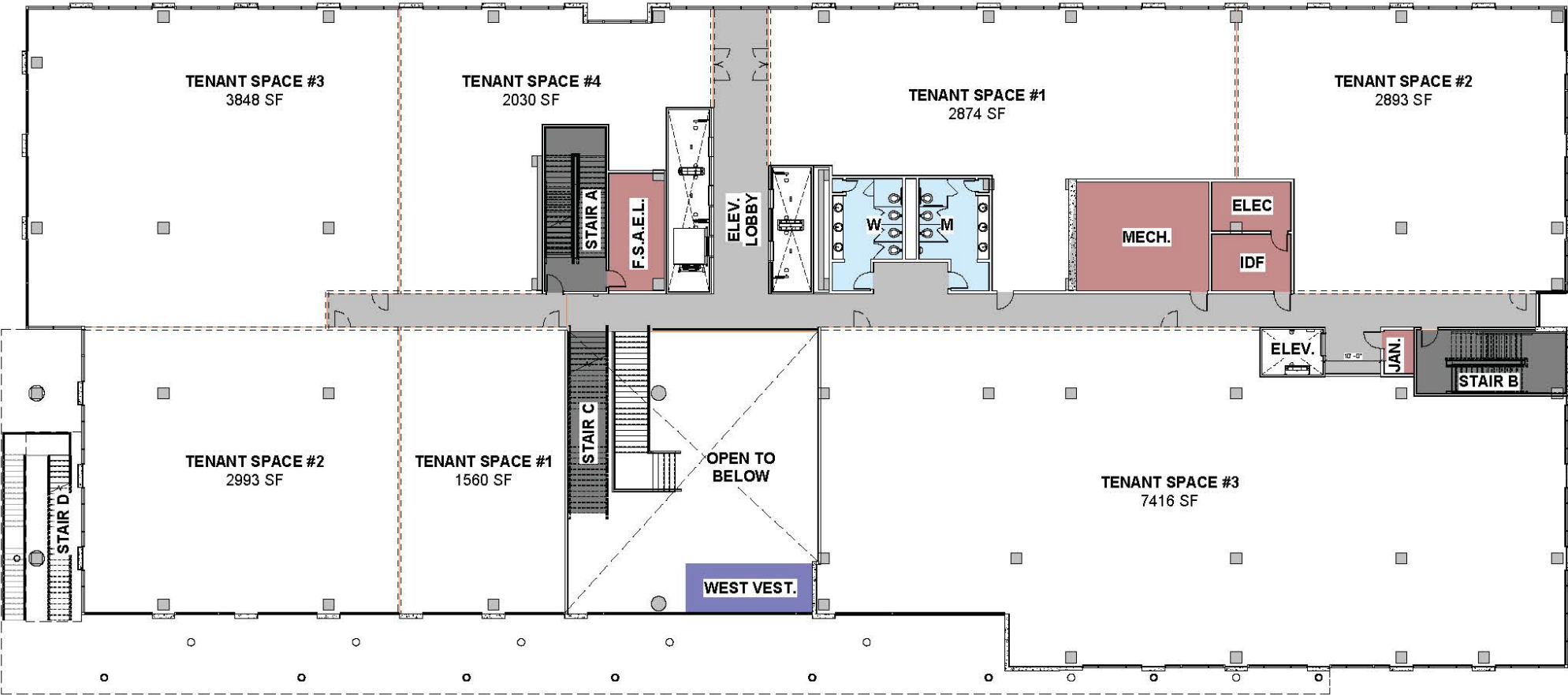
1st FLOOR

Full Floor – 30,073 SF



2nd FLOOR

Full Floor – 27,805 SF

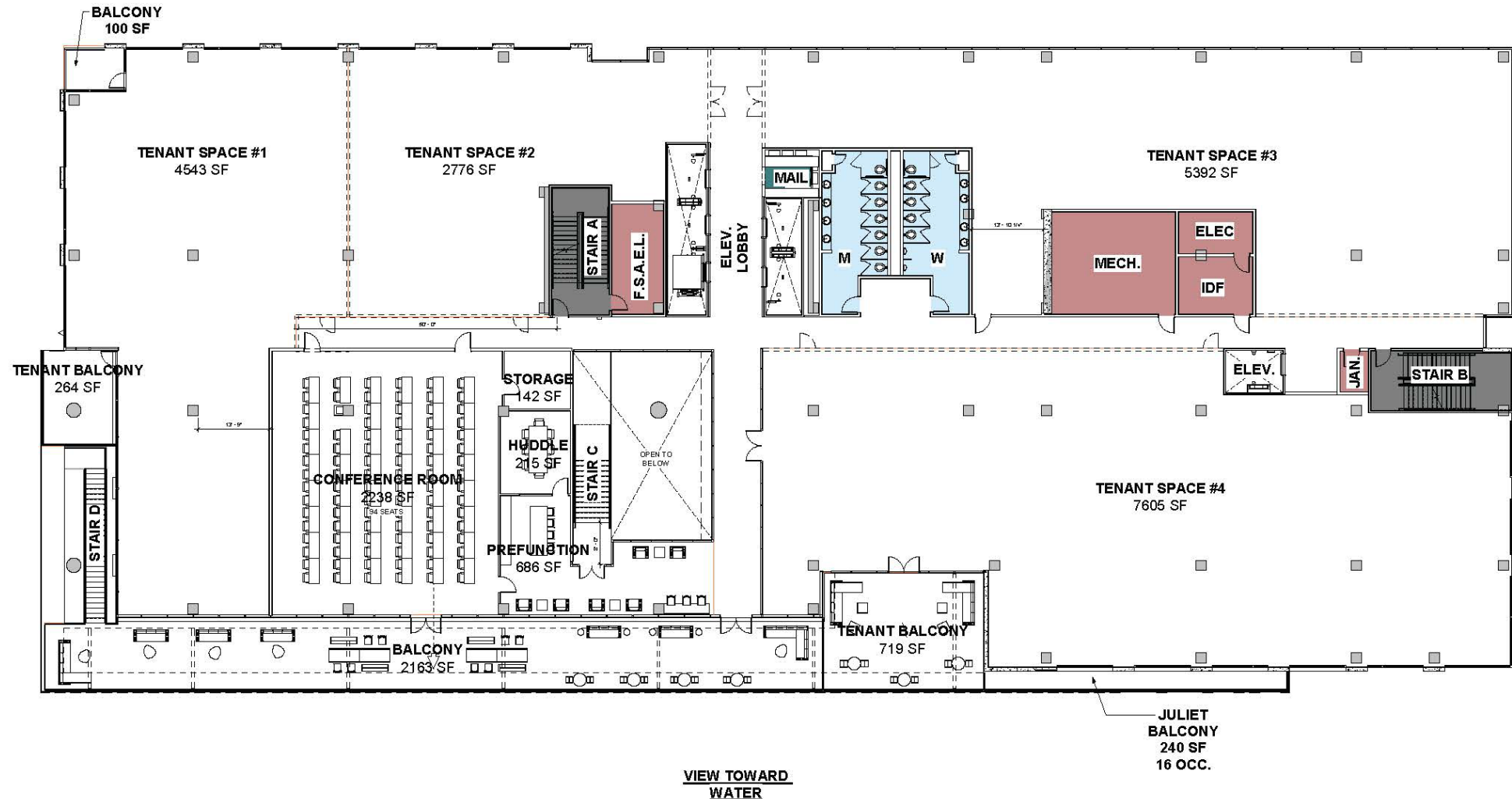


VIEW TOWARD
WATER



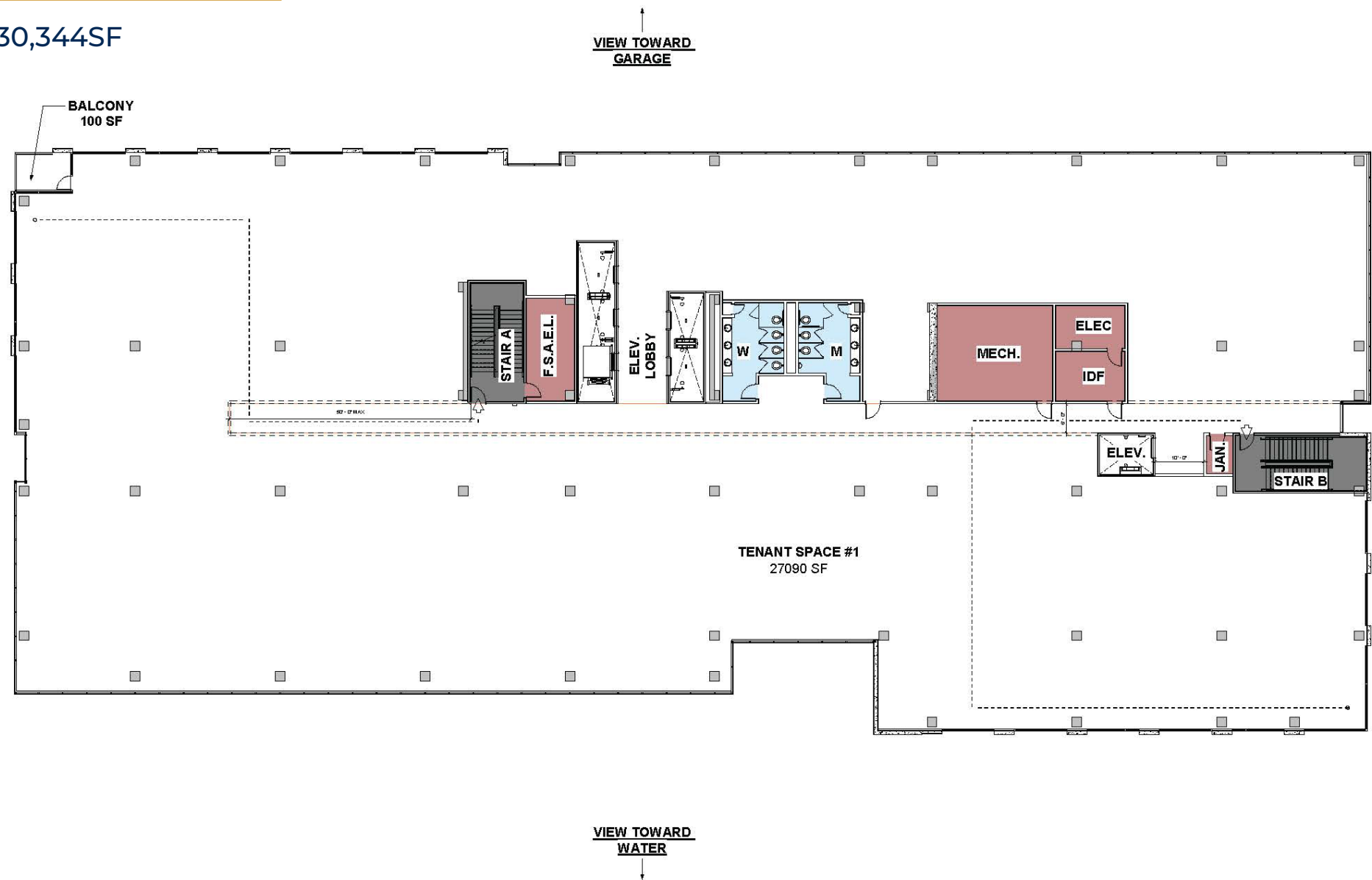
Full Floor – 27,693 SF | Balconies – 3,387 SF

VIEW TOWARD
GARAGE



4th – 10th FLOOR

Full Floor – 30,344SF









3350 OLYMPUS BLVD











3350 OLYMPUS BLVD

250,000 SF Total Building

50,000 SF Floor Plates

5 Stories with Balconies on 4 Floors

1 Acre Park with Seating, WiFi & Fountains

5/1,000+ Surface + Structured Parking

On-Site Fitness Center

100 Seat Conference Center

Walkable to Sound Retail

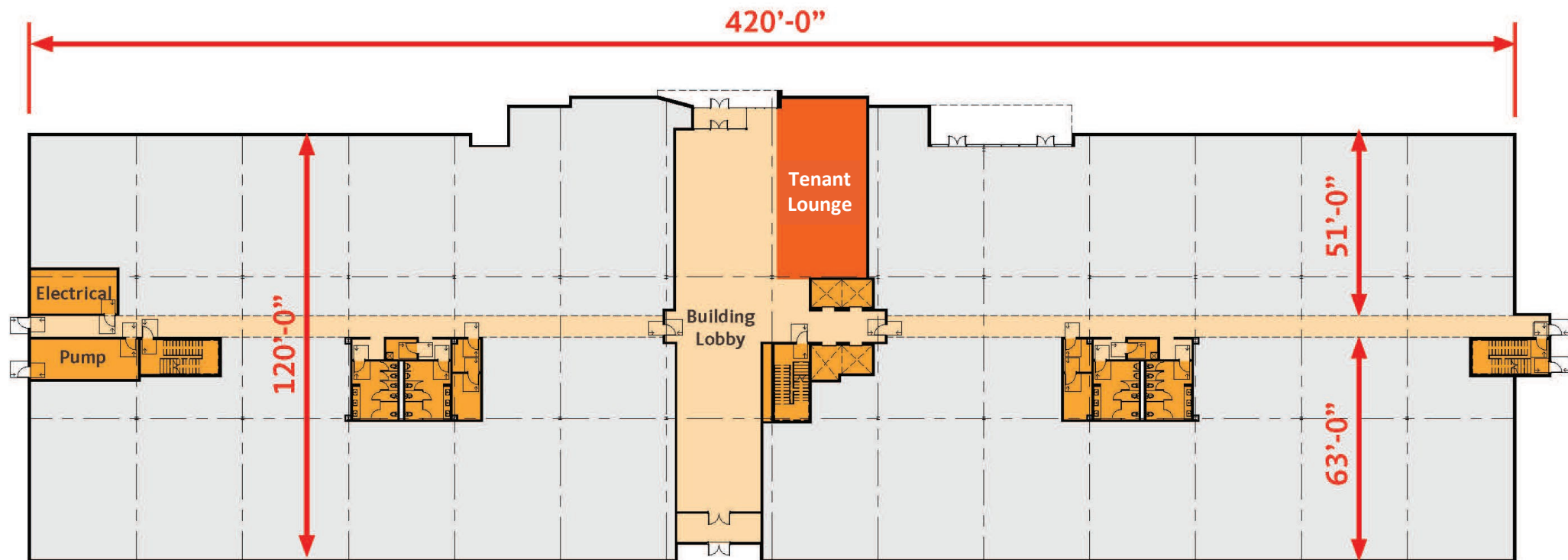
Direct Access to Paved Walking Trails

Top of Building Signage Available

FLOOR PLAN

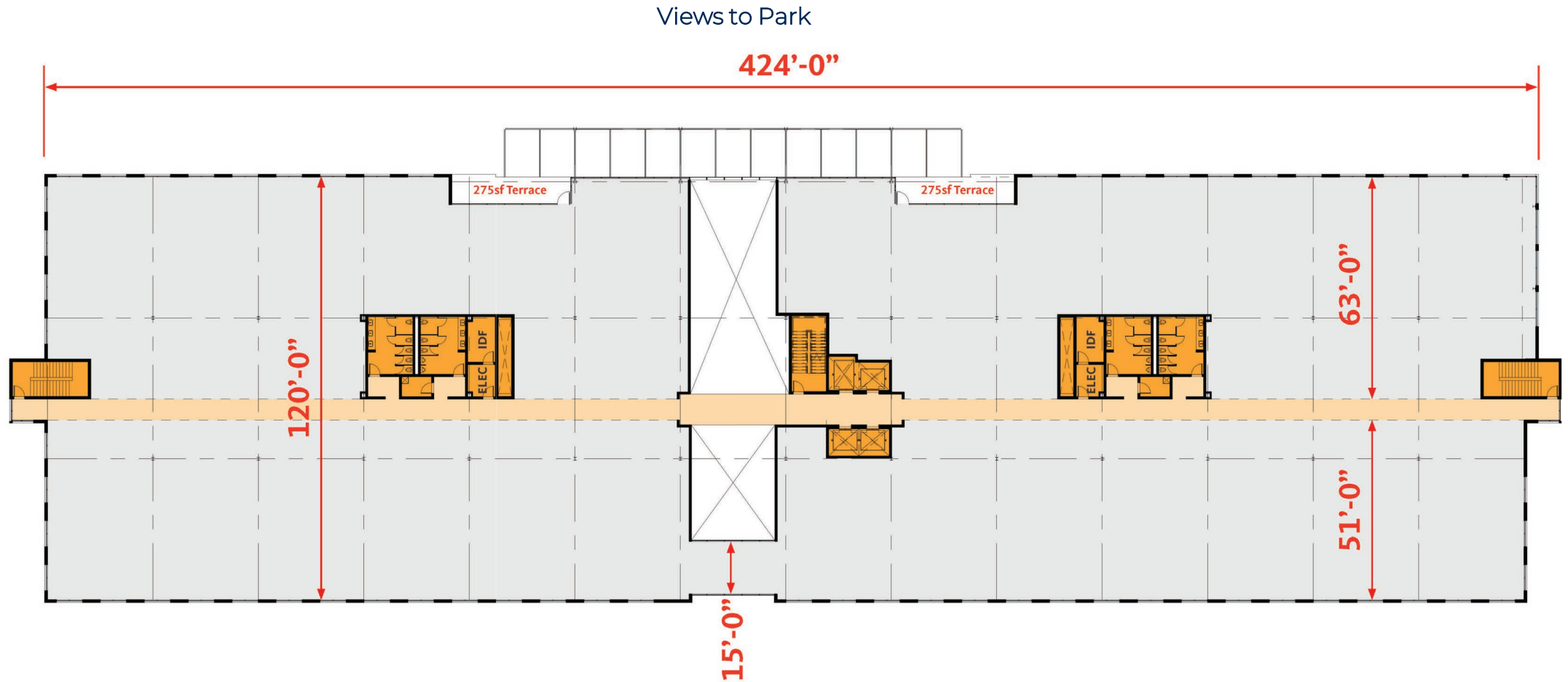
Level 1 – 50,000 SF

Views to Park



FLOOR PLAN

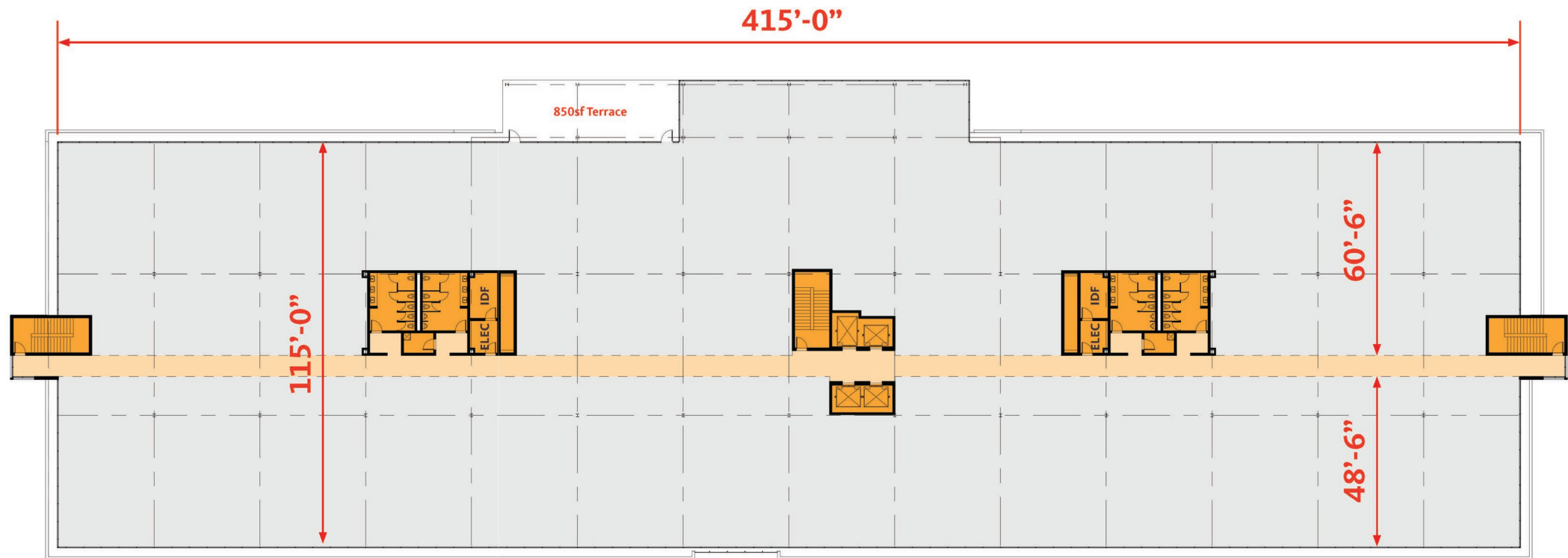
Level 2 – 50,000 SF



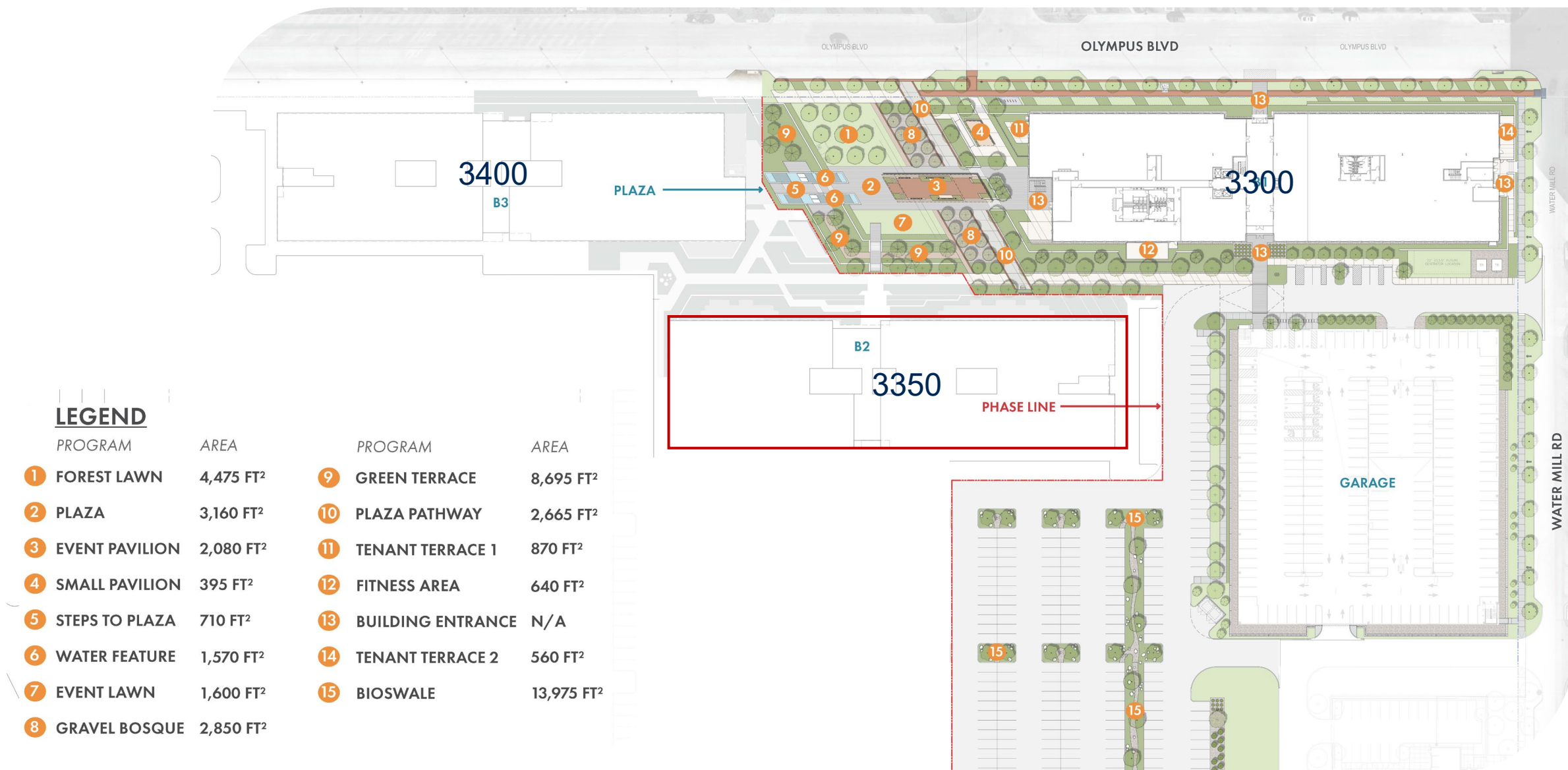
FLOOR PLAN

Level 3-5 – 50,000 SF

Views to Park

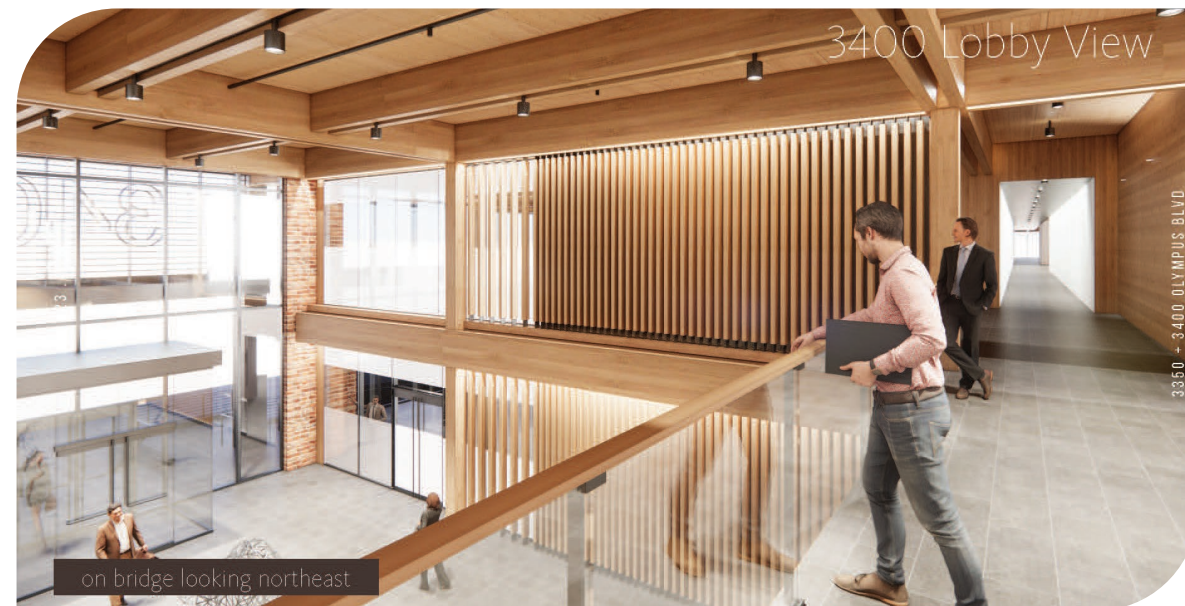
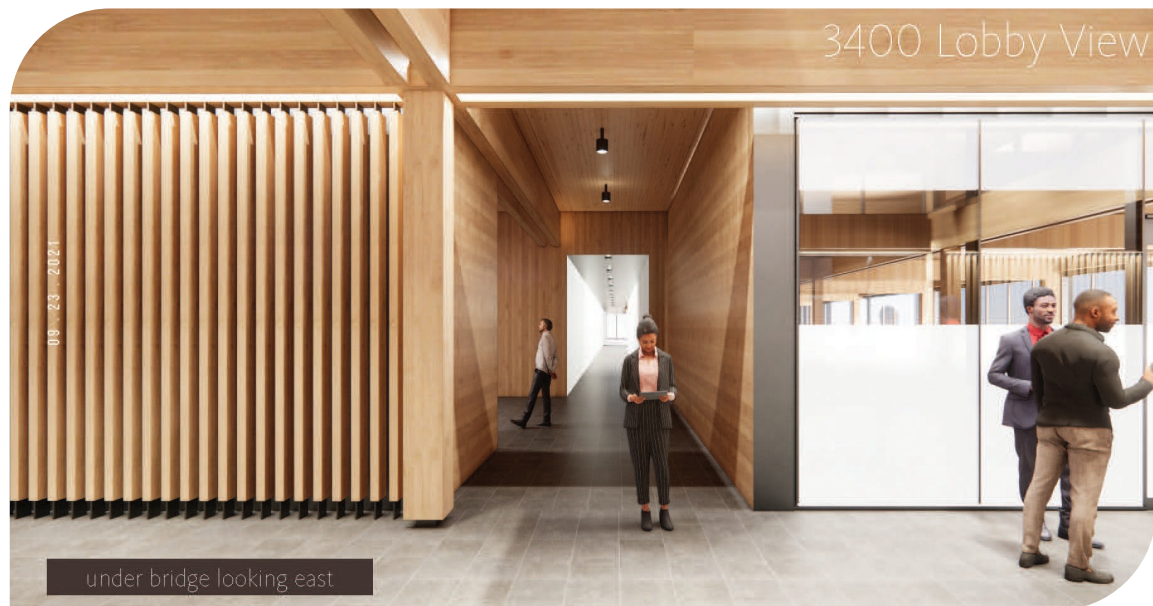


PARK PLAN



3400 OLYMPUS BLVD







3400 OLYMPUS BLVD

250,000 SF Total Building

50,000 SF Floor Plates

5 Stories with Balconies on 4 Floors

1 Acre Park with Seating, WiFi & Fountains

5/1,000+ Surface + Structured Parking

On-Site Fitness Center

100 Seat Conference Center

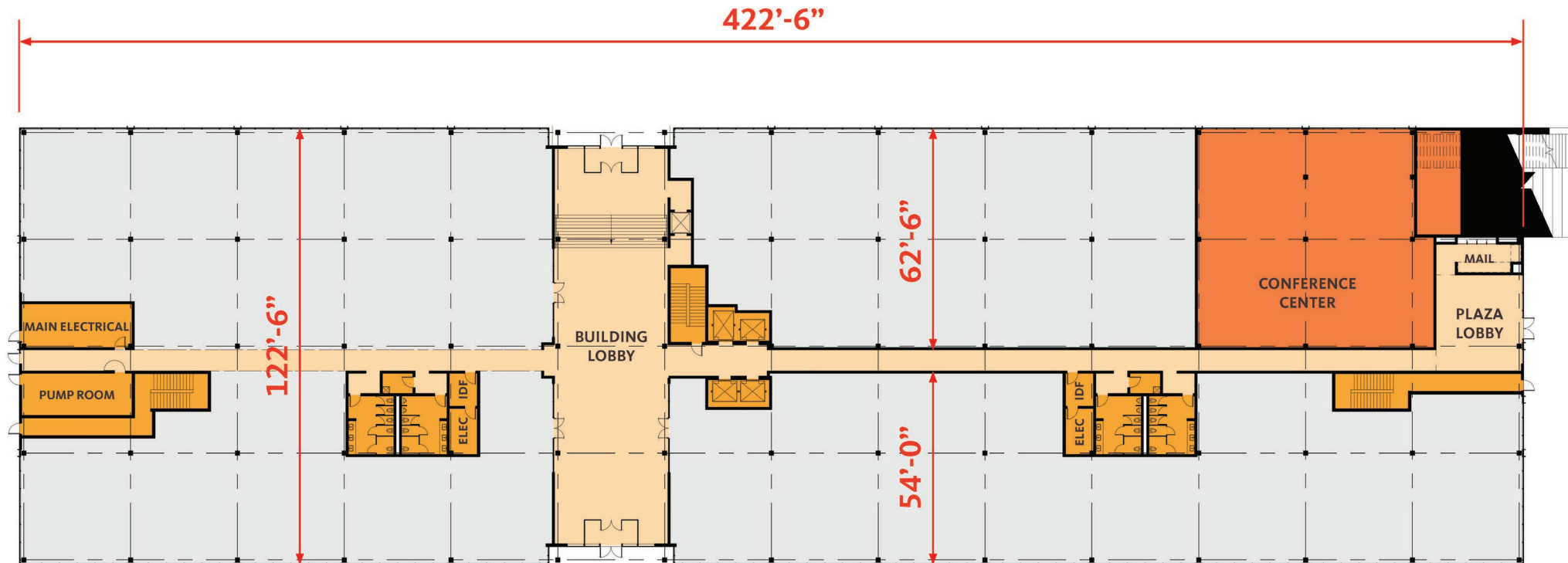
Walkable to Sound Retail

Direct Access to Paved Walking Trails

Top of Building Signage Available

FLOOR PLAN

Level 1 – 50,000 SF



Why Billingsley – Experience

REPUTATION
FOR QUALITY

FLEXIBLE
OWNERSHIP

INTEGRITY
& TRUST

SPEED TO
MARKET

PARTNER
RELATIONSHIPS

ROOM FOR
EXPANSION



Thank You.

For Leasing Info:

Lucy Burns 214.270.0998 | Marijke Lantz 214.270.0970

2999 | 9650 | 3300 | 3350 | 3400