



CYPRESS WATERS

2999 OLYMPUS BLVD



CYPRESS WATERS

Cypress Waters' is a 1,000 acre sustainable, mixed-use, master-planned community with commercial office, retail, multi-family residences, and three schools. Located in the City of Dallas and the Coppell Independent School District, Cypress Waters offers a premier address and the best school system in DFW.

The campus reflects 21st century corporate values: environmentally sophisticated buildings, extensive natural landscaping, pedestrian trails and streets, and lakeside restaurants. There are regularly scheduled events and amenities abound, such as free weekly yoga and boot camp classes, a lunch shuttle to the restaurants, weekly live music, pop-up markets, festivals, outdoor movies and so much more.

20
Office Buildings

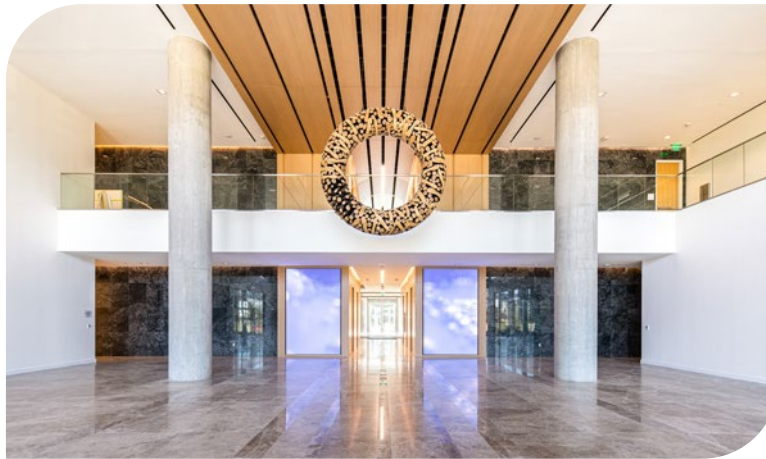
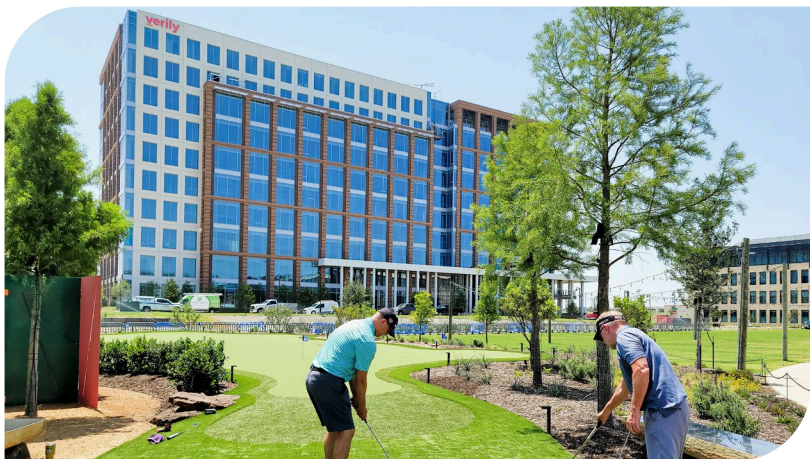
16
Restaurants

87
Corporate
Tenants

18,055
Day Time Population

5,283
Residents

2999 OLYMPUS BLVD





2999 OLYMPUS BLVD

33,038 SF – 7th Floor Available

1,960 SF – 1st Floor Spec Suite

300,000 SF Total Building

10 Stories - Balconies on 3 Floors

Overlooking the Lake

5/1,000+ Structured Parking

9 Hole Putting Green

3,800 SF Fitness Center

4 Conference Centers Nearby

Events, Concerts & Free Fitness Classes

Next Door to Sound Retail

Direct Access to Lakeside Walking Trail



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Built in 2022

31,640 SF Average Floor Plates

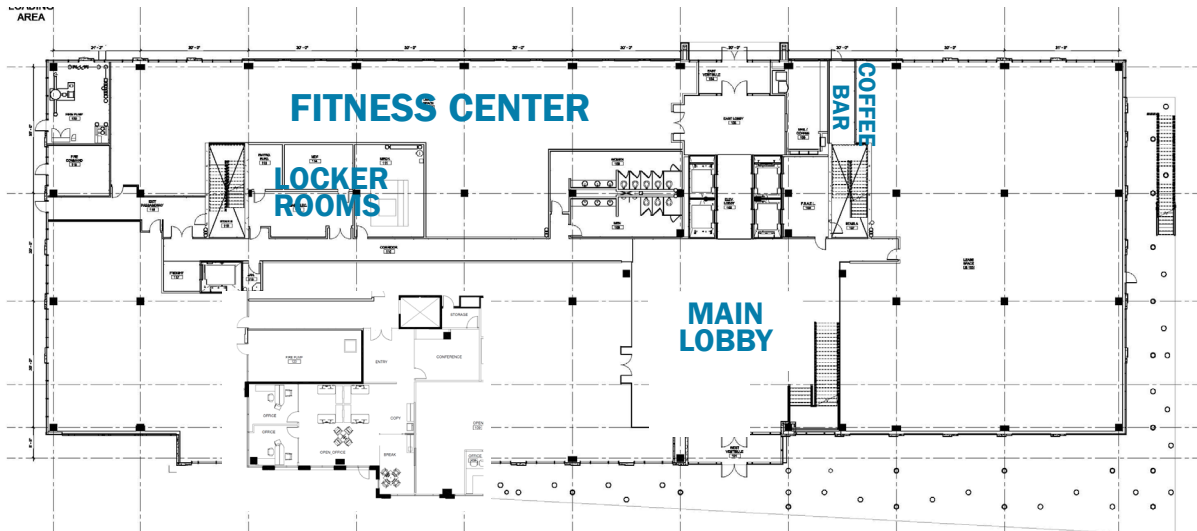
15' Slab to Slab

100% Renewable Electricity Contract

Floor 1

↑ TO PARKING GARAGE ↑

↑ VIEWS TO WATERFRONT ↓



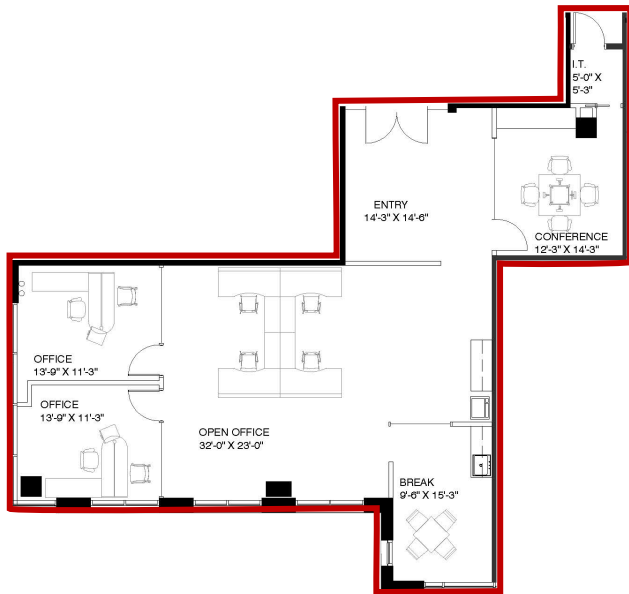
↓ VIEWS TO WATERFRONT ↓

TOTAL AREA = 31,993 SF / 24,601 RSF

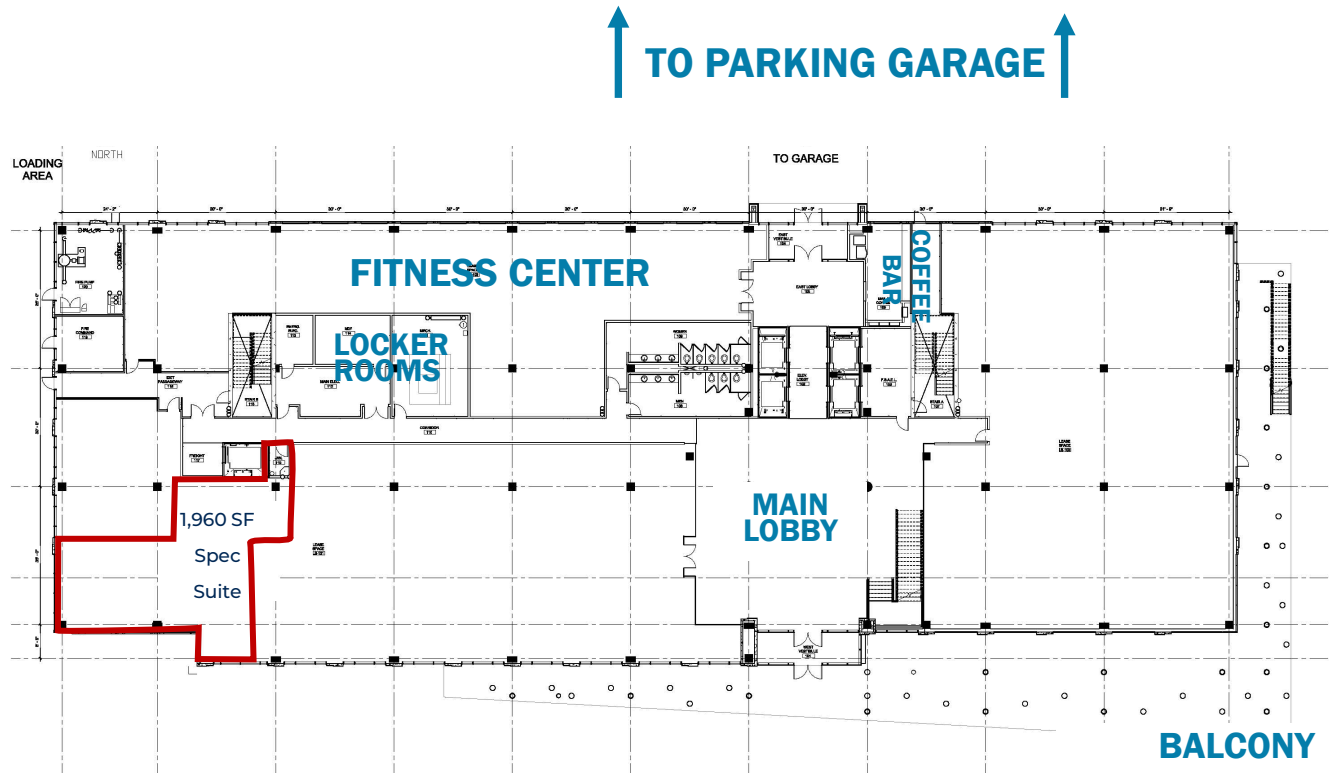


FLOORPLAN - GROUND FLOOR

Floor 1 – Spec Suite



↑ VIEWS TO WATERFRONT ↓



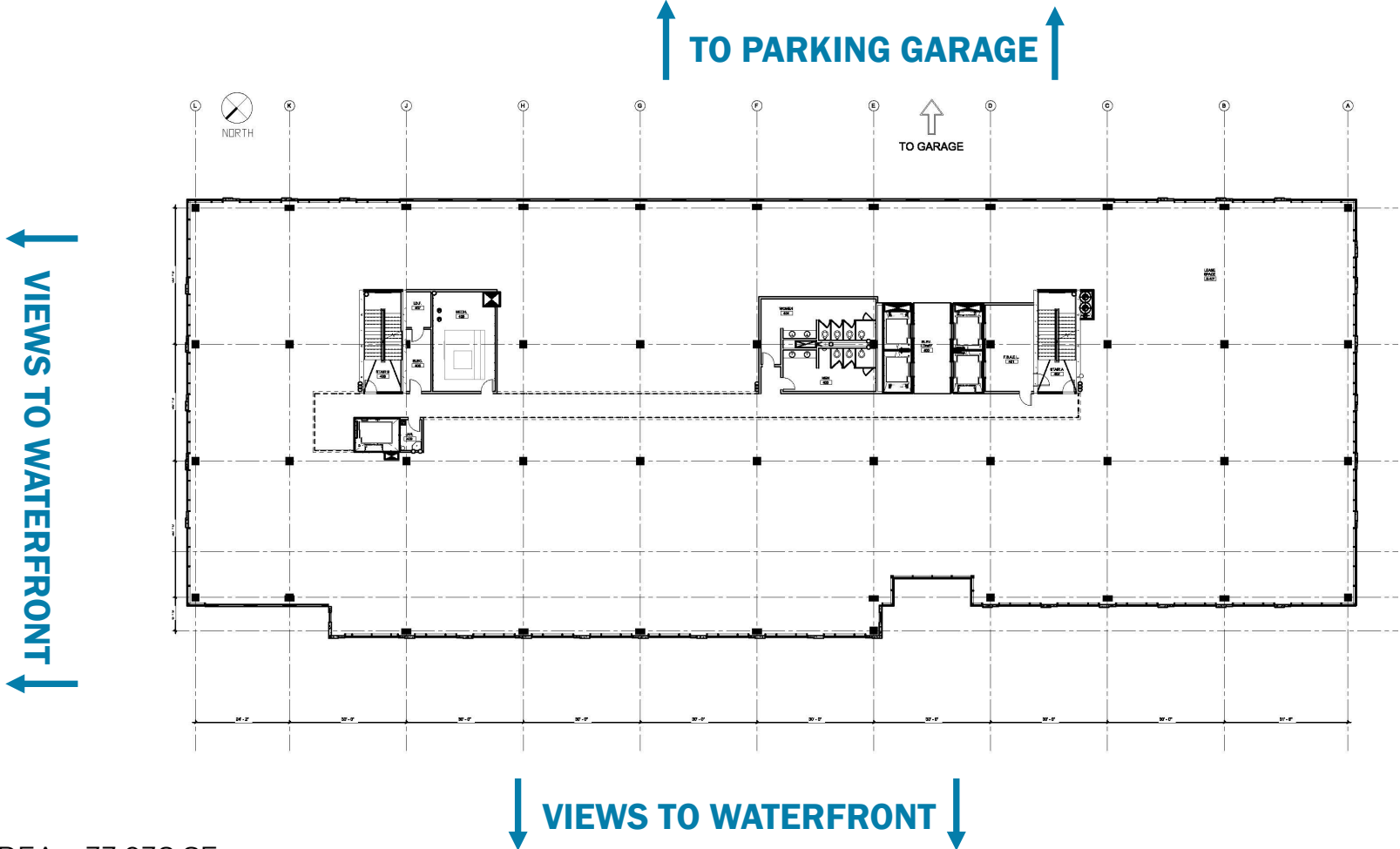
↑ TO PARKING GARAGE ↑

↓ VIEWS TO WATERFRONT ↓

TOTAL AREA = 31,790 SF | AVAILABLE = 1,960 SF

FLOORPLAN – 7th FLOOR

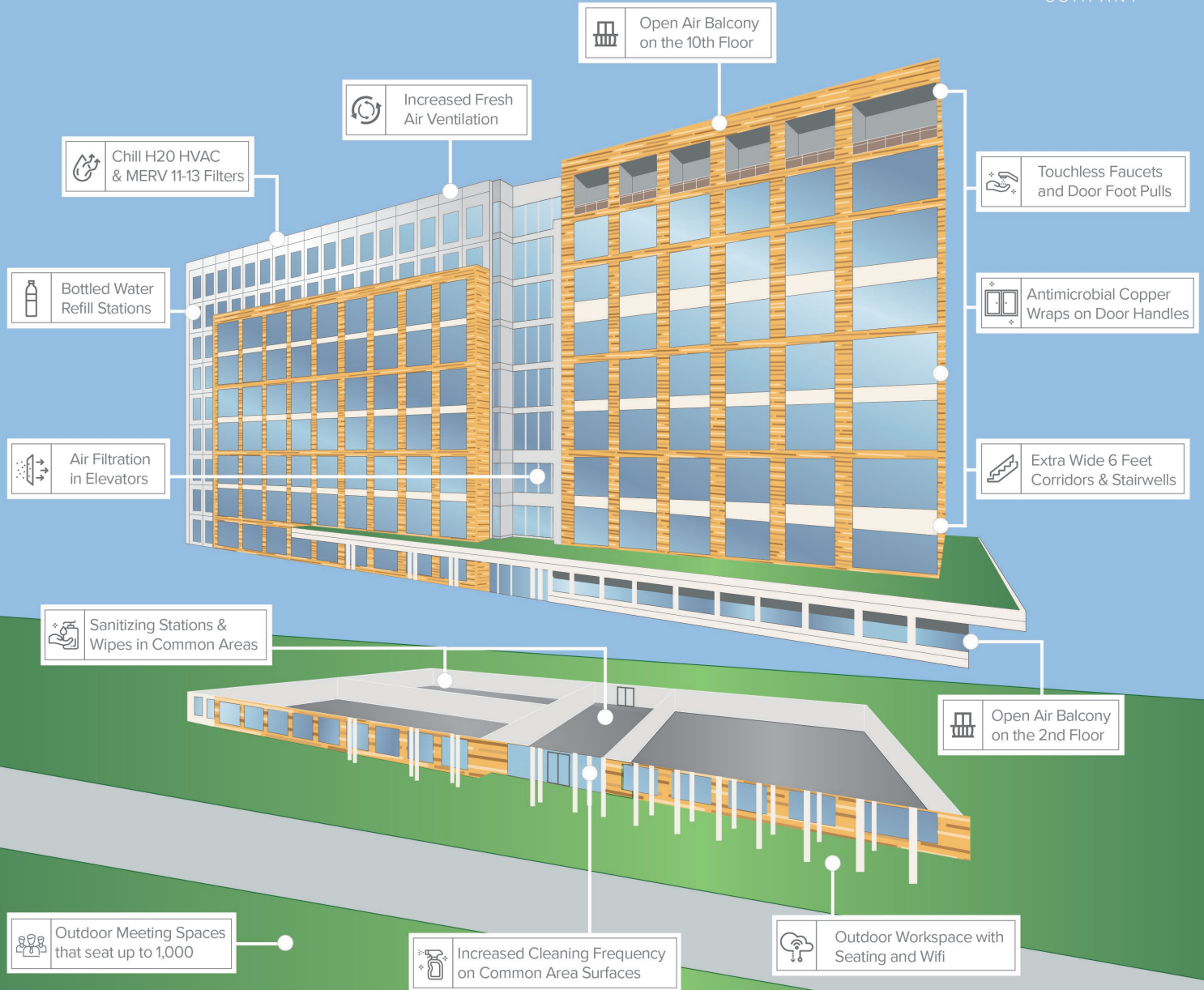
Floor 7



TOTAL AREA = 33,038 SF

2999 OLYMPUS BLVD

BILLINGSLEY
COMPANY



A Safe Space

For Health & Wellness

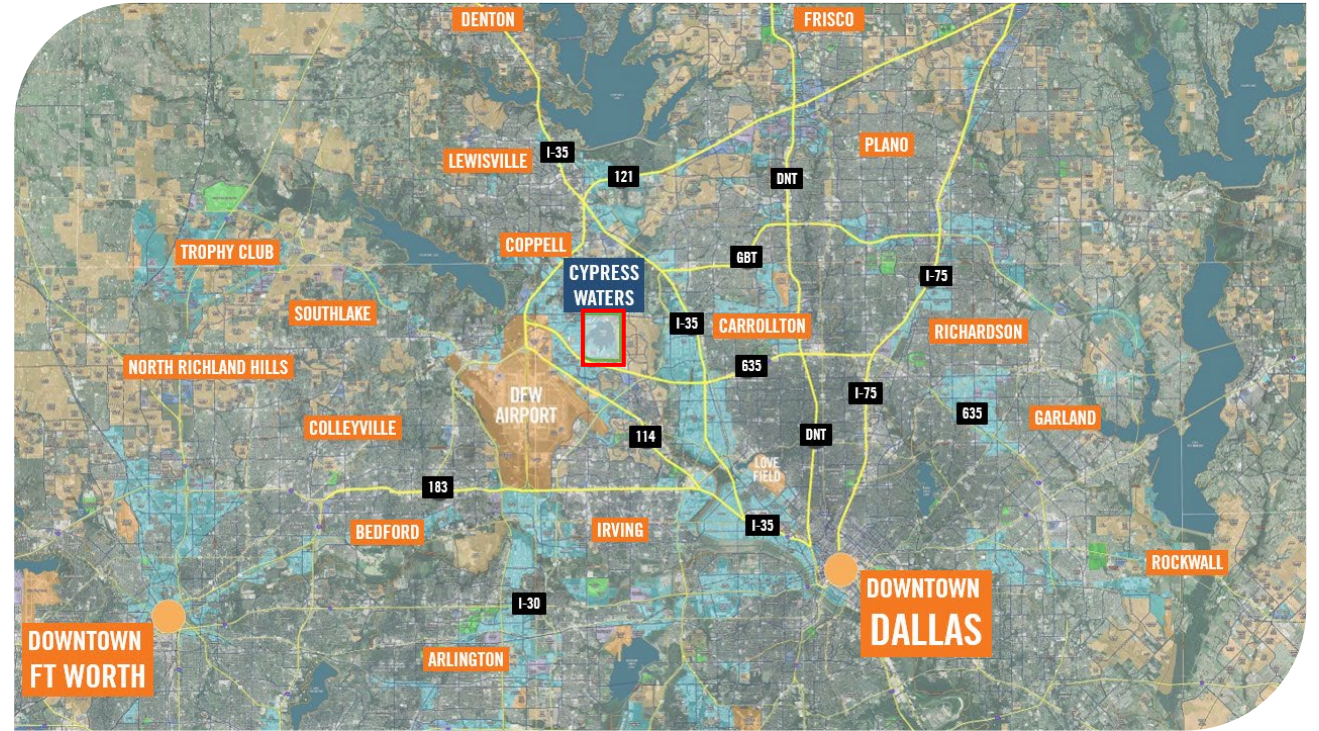
Our Building Standards Include:

- Standard 6 feet wide common area corridors
- Larger than code exit stairwells
- Antimicrobial copper wraps on door handles
- HVAC filters upgraded to improve air quality
- Increased cleaning frequency on common area surfaces
- Sanitizer & wipes provided in elevator lobbies, fitness centers & conference rooms
- Foot pulls added to restroom doors for no touch entry
- Hand washing signs & sanitizing stations in restrooms
- Outdoor parks & event spaces with wi-fi for open air meetings & events









Corporate Neighborhood

In the center of Dallas & Ft Worth

- Future **DART light rail** – 1st stop out of DFW airport in 2025
- 30-minute drive - labor force of **4 million** people
- 10-minute drive - **42%** of labor force has college degree
- 16 on-site **restaurants** with **free lunch shuttle** service
- Robust sustainability & **recycling** programs
- 100% **renewable electricity** contracts
- Up to 6 miles of paved **walking trails** around lake
- Several large parks with free wi-fi, speakers & games
- Multiple **fiber options** with on-site power substation
- Airwavz antennas for 5-bar cellular coverage in buildings
- **5G towers** on-site
- Less than 10-minute drive to **DFW airport**
- On-site **Grove Health Clinic, Care Now & CVS Pharmacy**
- Quick access to LBJ, SH-121 & George Bush Turnpike
- Art & Sculpture Throughout Community



12 Million Square Feet of Office Space

 Current Office Space 3.3 Million SF Today	 10,000 Multi-Family Residences 2,337 Units Today + 592 Under Const.
 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
 Future DART Light Rail Opens 2025	 LBJ/IH-635 Access From Olympus or Belt Line





Luxury Multi-Family



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

2,337 Units Built

592 Under Construction

\$1.70 - \$2.20/sf Price Points

Tenant Employee Move-In Specials

On-Site Restaurants

A Quick Walk
Or **Free Shuttle**
Ride Away



Other On-Site Retail:

- On-Site Health Clinic & Urgent Care
- CVS Pharmacy
- Two 7-Eleven Stores
- Enamel Dental
- Lux Nail Spa & Salon
- Applejacks Premium Spirits
- Amegy Bank
- Green Acres Nursery
- La Duni Pastry Vending – Coming Soon!
- Momo Dumplings – Coming Soon!
- Cinnaholic – Coming Soon!

Coming Soon!

Coming Soon!

Community Amenities



FITNESS CLASSES



FREE COFFEE BARS



CONCERTS



HIKE & BIKE TRAILS



LUNCH SHUTTLE



KINTO RIDE SHARE



DOG PARK



POP-UP MARKETS



GAMES IN PARKS



DRY CLEANING LOCKERS



EV+TESLA SUPER CHARGERS



ON-SITE HEALTH CLINIC



**VOLLEYBALL
COMING SOON**



**PICKLEBALL
COMING SOON**



**TENNIS COURTS
COMING SOON**



**PUTTING GREEN
CYPRESSWATERS.COM/GOLF**



LOBBY FOOD DELIVERY



MOBILE APP

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



Tenant Events

Give Your Employees Community & Convenience

Live Music

Pop-Up Markets

Outdoor Movies

Fun Runs & 5Ks

Farmer Market

Cinco De Mayo Party

Fall Festival

Happy Hour

Dog Park

Wine Down Wednesday

Yoga in the Park

Boot Camp Classes

Meditation Classes

Booster Fuels

Fitness Centers

Art & Sculpture

Lobby Food Delivery

Wi-Fi in the Parks

Events at The Sound

Recycling Events

Charity Drives

Mobile App

Car Wash & Detail

Fitness Contest Challenges

Why Billingsley – Experience

**REPUTATION
FOR QUALITY**

**FLEXIBLE
OWNERSHIP**

**INTEGRITY
& TRUST**

**SPEED TO
MARKET**

**PARTNER
RELATIONSHIPS**

**ROOM FOR
EXPANSION**



Amerisource Bergen – **300,000 SF**



7-Eleven Headquarters – **320,839 SF**



Brinker Headquarters – **216,300 SF**



Nokia Campus – **355,282 SF**



Signet Jewelers – **248,427 SF**



Corelogic – **328,494 SF**



For Leasing Info:

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