

neighborly

U.S. Oral Surgery
Management



500
EAST JOHN CARPENTER

500 E JOHN CARPENTER FREEWAY, IRVING TX 75062



- Perfectly positioned in the heart of the Metroplex along Highway 114
- This Class A urban center building is in the middle of the Corporate Hub of North Texas
- Across the street from hiking, biking, and running trails around Lake Carolyn
- Fitness center with showers, on-site deli, conference center/training room, 24/7 building security and on-site property management
- Efficient full floor options
- 5/1,000 structured parking
- Easy ingress/egress
- Building signage opportunities
- Close proximity to several shops, hotels, restaurants and bars on Water Street in addition to entertainment venues such as the Toyota Music Factory
- Discounted stays at Ritz-Carlton Las Colinas for tenants
- DCURD tax savings for tenants



204,665 SF

TOTAL SIZE

56,469 SF

MAX CONTIGUOUS

8

STORIES

Class A

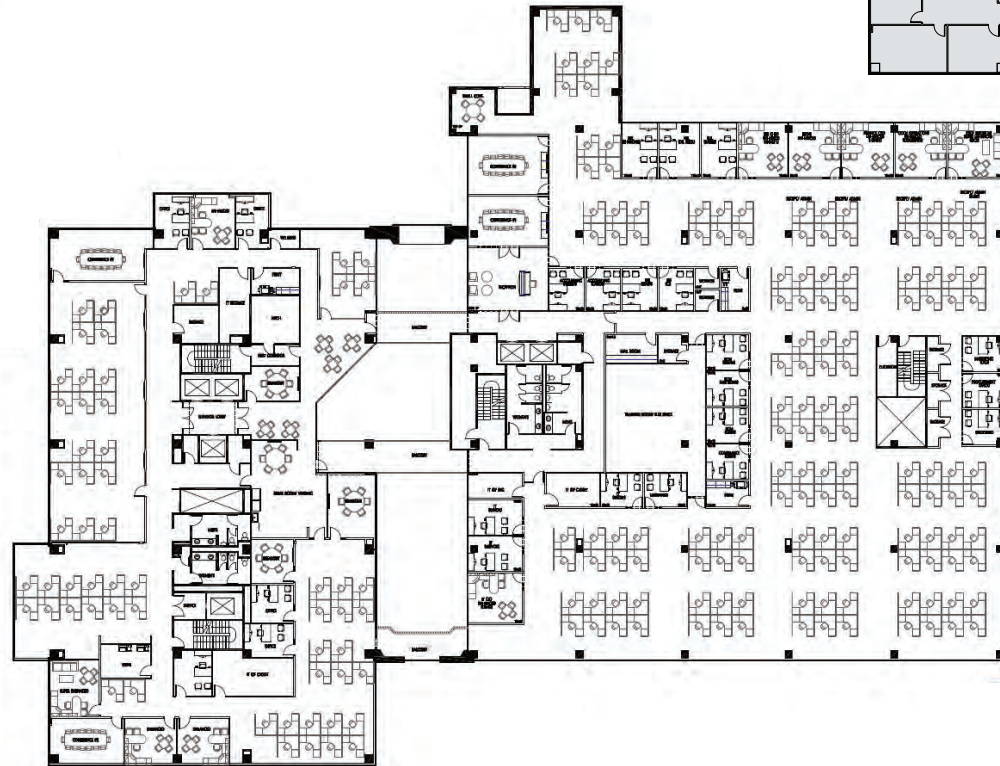
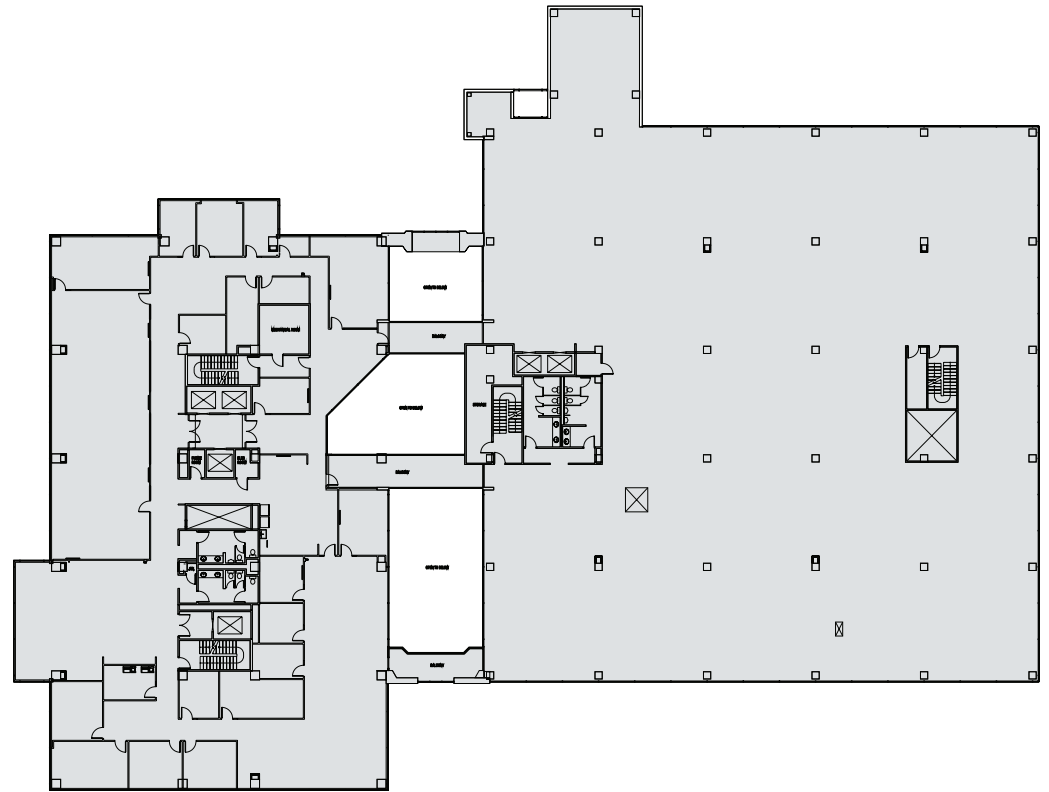
TYPE

5/1000

PARKING

2nd Floor

44,761 SQUARE FEET

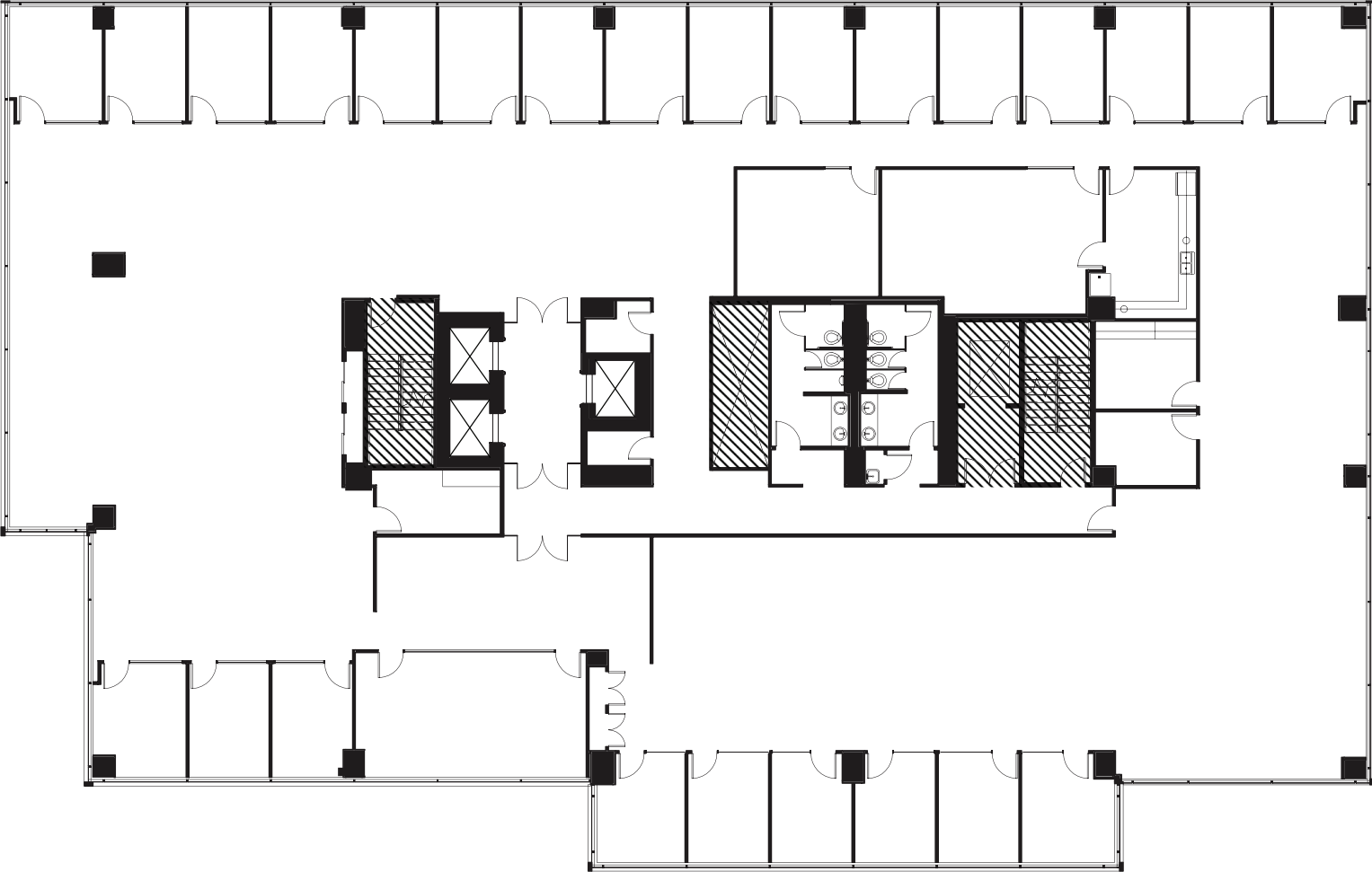


2nd Floor

SPEC LAYOUT

Suite 500

17,440 SQUARE FEET





AREA AMENITIES

180+

RESTAURANTS AND BARS

7,427

HOTEL KEYS

10

HOSPITALS / MEDICAL CENTERS

27,546

MULTI-FAMILY UNITS

8

FORTUNE 500 COMPANIES

5

GOLF COURSES & COUNTRY CLUBS

3.3M

HIGHLY EDUCATED WORKFORCE
WITHIN A 30 MINUTE COMMUTE

8,500+

BUSINESSES



114

114

114

CONVENTION CENTER

WESTIN

TOYOTA MUSIC FACTORY

LAKE CAROLYN PKWY

LAKE CAROLYN

MARRIOTT

O'CONNOR BLVD

WATER STREET

OMNI

DART URBAN CENTER STATION

WINGREN DR

HOMESWOOD SUITES BY HILTON

LAS COLINAS BLVD

RIVERSIDE DR

FULLER DR

O'CONNOR BLVD

LAS COLINAS COUNTRY CLUB

DECKER DR

BRIM DR

DECKER DR

FOUR SEASONS RESORT AND CLUB

DRIVE TIMES

DFW
13 MINUTES



Dallas Love Field
16 MINUTES



DOWNTOWN
DALLAS
19 MINUTES



DOWNTOWN
FORT WORTH
34 MINUTES

121
TEXAS

14 MINUTES

114
TEXAS

1 MINUTE

183
TEXAS

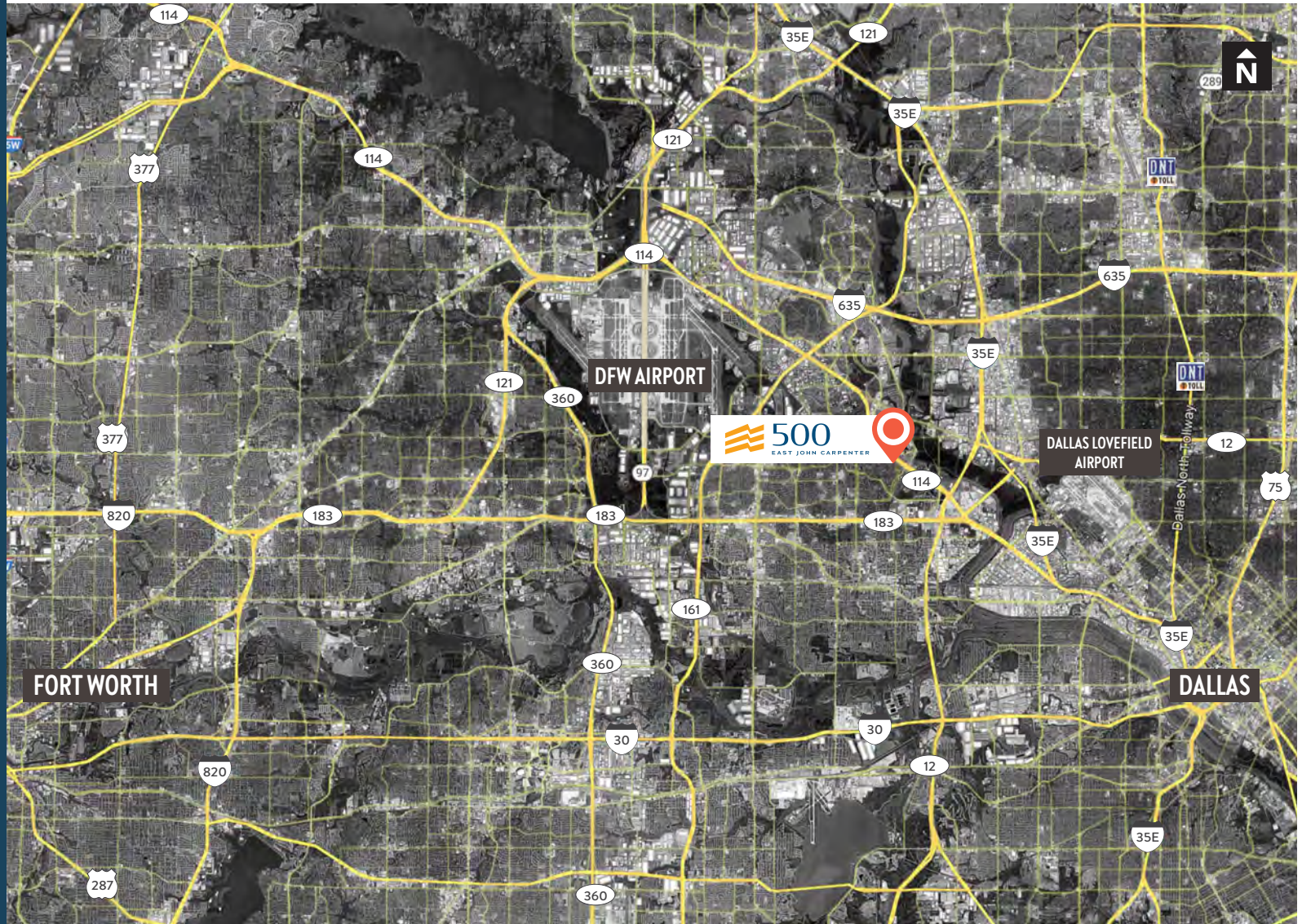
6 MINUTES

161
TEXAS

14 MINUTES

**LOOP
12**

5 MINUTES



FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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