

5000 RIVERSIDE DRIVE IRVING, TEXAS 75039



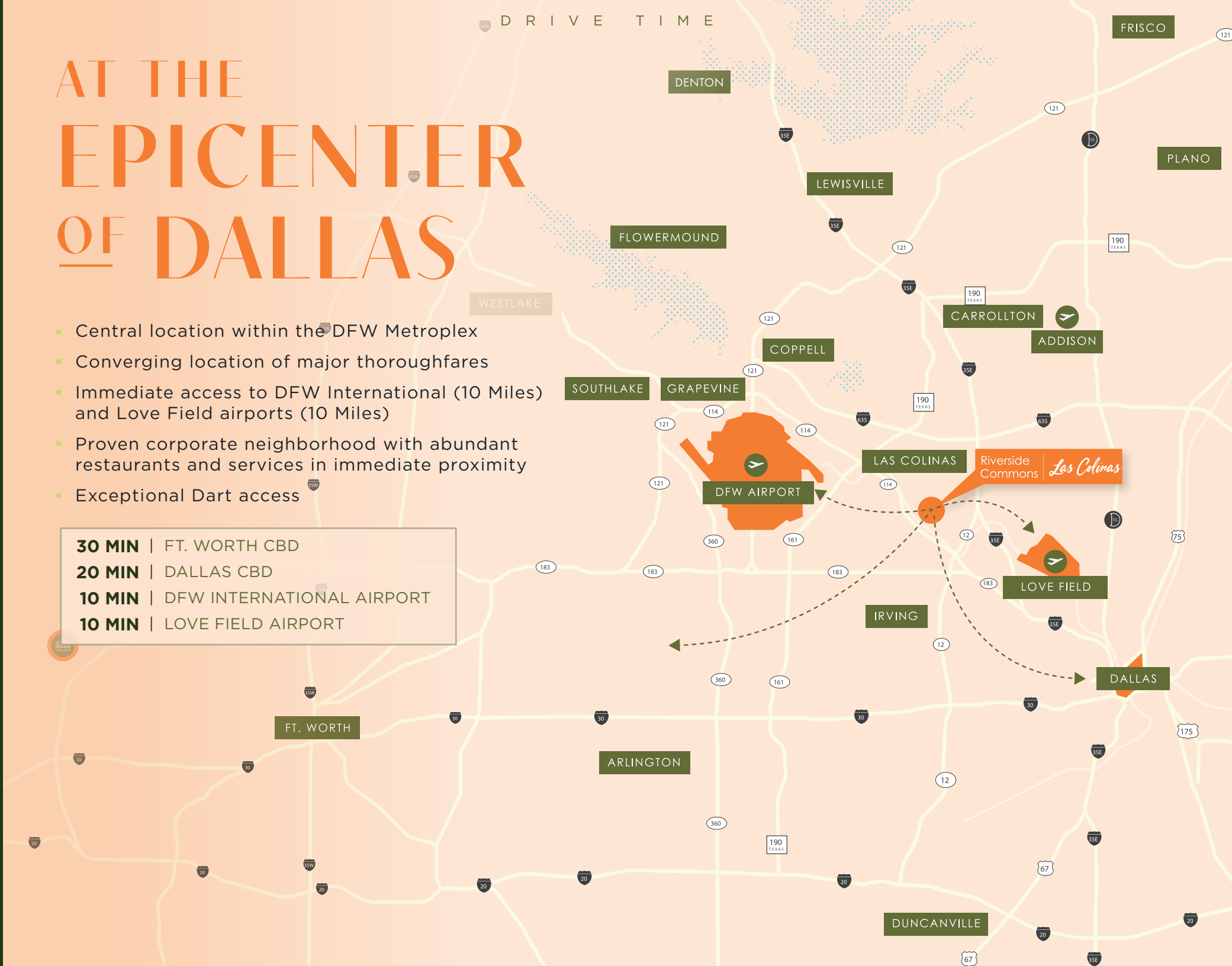
Riverside
Commons

Las Colinas

AT THE EPICENTER OF DALLAS

- Central location within the DFW Metroplex
- Converging location of major thoroughfares
- Immediate access to DFW International (10 Miles) and Love Field airports (10 Miles)
- Proven corporate neighborhood with abundant restaurants and services in immediate proximity
- Exceptional Dart access

30 MIN | FT. WORTH CBD
20 MIN | DALLAS CBD
10 MIN | DFW INTERNATIONAL AIRPORT
10 MIN | LOVE FIELD AIRPORT



BOOMING
DALLAS
FORTH
WORTH
DEMOGRAPHICS

10 MINUTES

POPULATION SIZE: 1.3 MILLION



MEDIAN INCOME: \$76,500



WE'VE GOT DINING & ACCOMMODATIONS COVERED

URBAN CENTER EATS

80 RESTAURANTS

25 HOTELS

JUST SOME OF OUR FAVORITE LOCAL FLAVOR WITHIN 5 MINUTES



Riverside Commons | Las Colinas

EXPERIENCE THE MUSIC FACTORY

Boasting an incredible array of bars and restaurants, and playing host to some of the biggest national and international music acts, The Toyota Music Factory is one of the most expansive and comprehensive entertainment venues in the country.

- 250,000 SF restaurant, retail and entertainment space
- 8,000-seat music venue
- 20+ restaurant options
- Event booking by Live Nation

Riverside
Commons

Las Colinas



EXPERIENCE WATER STREET

Located on the shores of Lake Carolyn, at the corner of Las Colinas and O'Connor Boulevards, Water Street offers a vibrant destination packed with exciting shopping and dining destinations.

- 60,000 SF of retail and dining
- 10+ restaurant options
- Over 300 luxury apartments
- Walking paths along the 126-acre Lake Carolyn
- Venue for farmers markets and other events
- Easy access to DART's Orange Line light rail

Riverside
Commons

Las Colinas

- RIVERSIDE PROPERTY
- BUS ROUTE
- BUS STOP
- APT PEOPLE MOVER
- APT TRAM STOP
- DART RAIL SYSTEM

A CITY
 WITHIN
 A CITY



RIVERSIDE COMMONS SITE PLAN

- BLDG. 1** 5040 RIVERSIDE DR
102,232 SF | 4 STORIES
- BLDG. 2** 5030 RIVERSIDE DR
69,116 SF | 3 STORIES
- BLDG. 3** 5020 RIVERSIDE DR
91,510 SF | 4 STORIES
- BLDG. 4** 5010 RIVERSIDE DR
69,904 SF | 3 STORIES
- BLDG. 5** 5000 RIVERSIDE DR
46,768 SF | 3 STORIES
- BLDG. 6** 5000 RIVERSIDE DR
87,755 SF | 3 STORIES
- BLDG. DS** RIVERSIDE DR
5-ACRE DEVELOPMENT SITE



QUICK FACTS

SITE SIZE - 18 Acres
NUMBER OF BUILDINGS - 6

PROJECT SF - 467,285 SF
PARKING RATIO - 3.5/1,000
85% Covered, 15% Surface

ON-SITE - Café, Fitness Center,
2 Conference Centers

ON-SITE AMENITIES

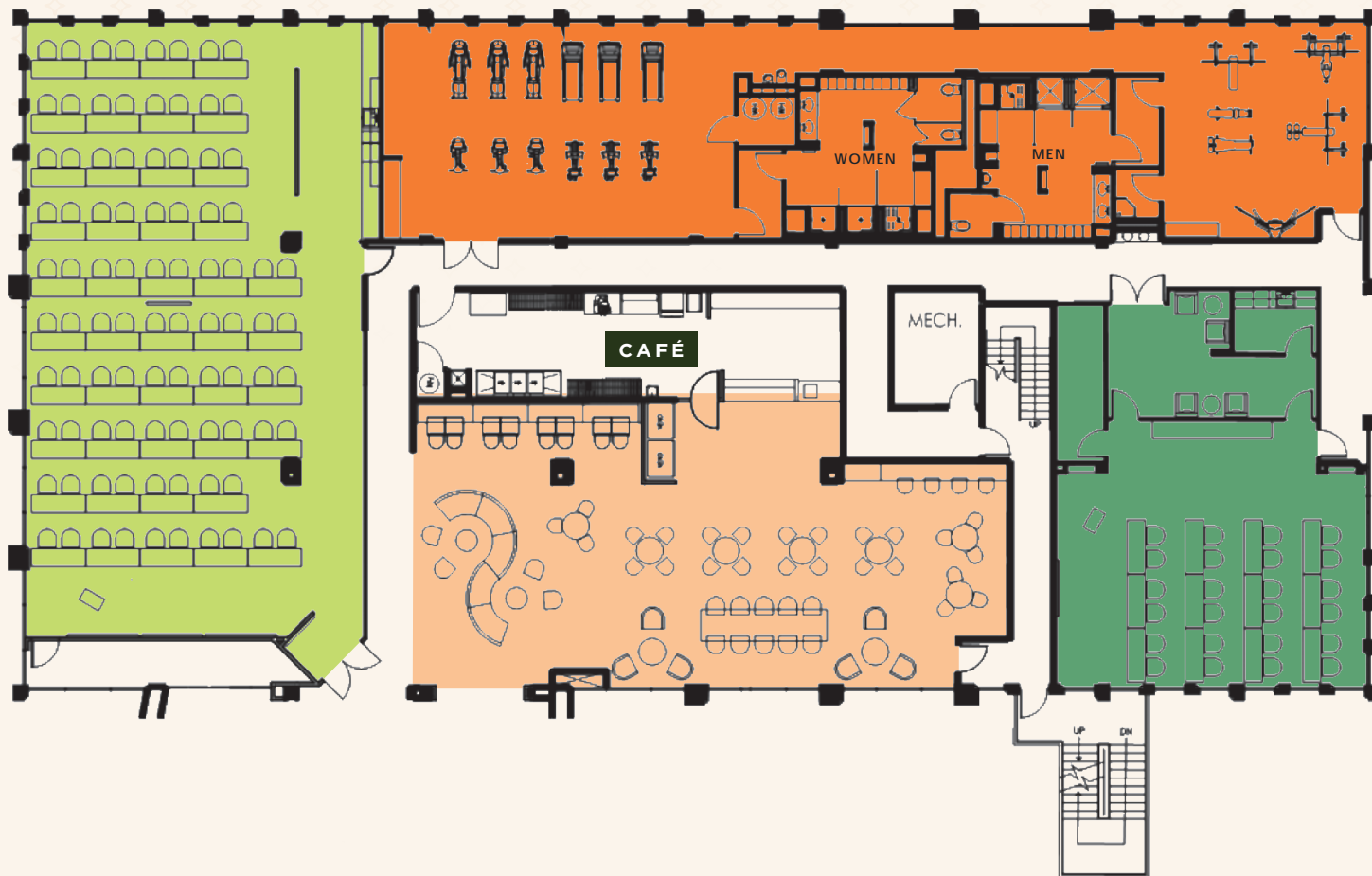
(LOCATED IN BUILDING 5)

CAFÉ
3,200 SF

FITNESS CENTER
3,300 SF

CONFERENCE CENTER I
3,500 SF | 80 SEATS

CONFERENCE CENTER II
1,800 SF | 25 SEATS



ON-SITE AMENITIES



BISTRO CAFÉ



LOUNGE/CAFÉ AREA



FITNESS CENTER



CARDIO AREA



LARGE CONFERENCE CENTER

INFRASTRUCTURE OVERVIEW



BUILDING	ELECTRICAL	GENERATOR BACK-UP	UPS	HVAC	FIBER PROVIDERS	CEILING HEIGHT
BUILDING ONE	2-1,500 KVA	1 - 350 KW	N/A	240 TONS	AT&T, LOGIX, SPRINT	9 FEET
BUILDING TWO	500 KVA	N/A	N/A	190 TONS	AT&T, CENTURY LINK, LOGIX, VERIZON	9 FEET
BUILDING THREE	750 KVA	1 - 215 KW	N/A	355 TONS	AT&T, SPECTRUM, LOGIX (TW-SPECTRUM-CHARTER CABLE)	9 FEET
BUILDING FOUR	750 KVA	N/A	N/A	295 TONS	AT&T, LOGIX, CENTURY LINK, SPECTRUM, VERIZON (TW-SPECTRUM-CHARTER CABLE)	9 FEET
BUILDING FIVE	750 KVA	N/A	N/A	265 TONS	AT&T, ALPHEUS, SPECTRUM, LOGIX (TW-SPECTRUM CABLE)	9 FEET
BUILDING SIX	1 MG	2 - 800 KW	2 - 225 KVA	375 TONS	AT&T, VERIZON, CENTURY LINK, LOGIX (TW-SPECTRUM-CHARTER CABLE)	9 FEET

BUILDINGS 2 - 6 ARE SERVICED BY AN ELECTRICAL LOOP.

Riverside
Commons

Las Colinas

SINGLE TENANT HYPOTHETICAL PLAN

23,322 RSF



SUITE 300
10,675 RSF

SUITE 350
12,647 RSF

OPEN OFFICE PLAN

29	Private Offices	2	Break/Coffee
85	Workstations	9	File/Copy/Storage
1	Receptionist	7	Conference Rooms
(Staff Total 115)		6	Collaboration Areas

MULTI-TENANT HYPOTHETICAL PLAN

23,322 RSF



SUITE 300
10,675 RSF

SUITE 350
12,647 RSF

OPEN OFFICE PLAN

- | | | | |
|------------------|-----------------|---|---------------------|
| 10 | Private Offices | 1 | Break/Coffee |
| 53 | Workstations | 7 | File/Copy/Storage |
| 1 | Receptionist | 2 | Conference Rooms |
| (Staff Total 51) | | 2 | Collaboration Areas |



Riverside Commons | *Las Colinas*

EXPERIENCE

RIVERSIDE COMMONS

CONTACT OUR LEASING TEAM FOR MORE INFORMATION

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