



# PROPERTY HIGHLIGHTS

Discover the epitome of contemporary workspace nestled in the heart of Irving's vibrant urban center. Elevate your business to new heights at 511 E John Carpenter, where every element is meticulously crafted to inspire productivity and success.

- Tenant lounge
- Conference Center
- Fitness center with locker rooms and showers
- Direct access structured parking garage | 3:1,000 Ratio
- Foodsby
- Patio along Mandalay Canal
- Grab & go pantry
- On-site property management provided by Crescent
- Car wash service
- Dry cleaning service



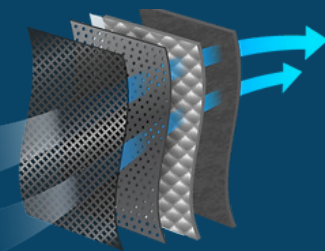
# AREA HIGHLIGHTS

511 East John Carpenter Fwy is within close proximity to DFW International Airport, Love Field Airport, Toyota Music Factory, DART Orange Line, Lake Carolyn, dining and retail at Water Street.

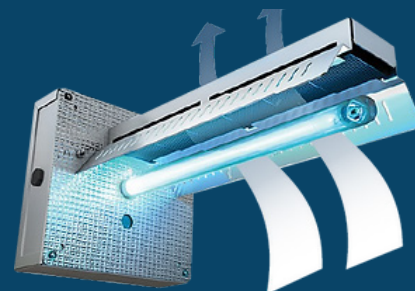


# HEALTHY BUILDING INITIATIVE

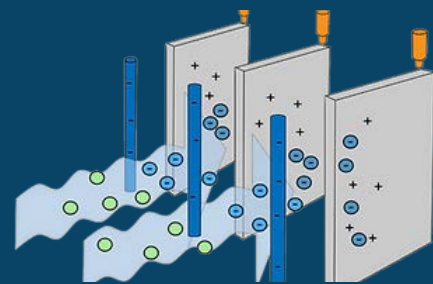
511 EJC has taken every opportunity to implement aggressive protective measures in our building for the health and safety of our tenants and visitors. Added to our arsenal of health-enhancing improvements is a double air filtration system and virus-killing UV lighting in our HVAC systems. Common areas are equipped with Nanoseptic sleeves and spray designed to capture and kill germs. Also, Ionic Air cleaning systems added to all elevator cabs, all of which are outlined below



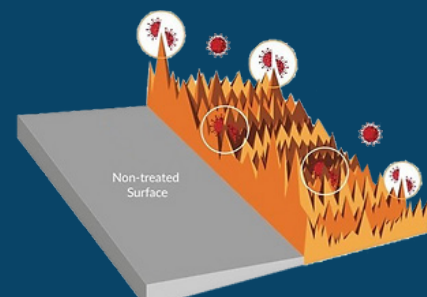
**ENHANCED FILTRATION**  
CAPTURES HUMAN BACTERIA & VIRUSES



**UV LIGHTING**  
KILLS HUMAN BACTERIA & VIRUSES



**IONIC AIR CLEANING**  
CAPTURES HUMAN BACTERIA & VIRUSES



**NANOSEPTIC COMMON AREA TOUCH POINTS**  
KILLS HUMAN BACTERIA & VIRUSES





**RENOVATED LOBBY**



**TENANT LOUNGE**



**GRAB 'N GO**



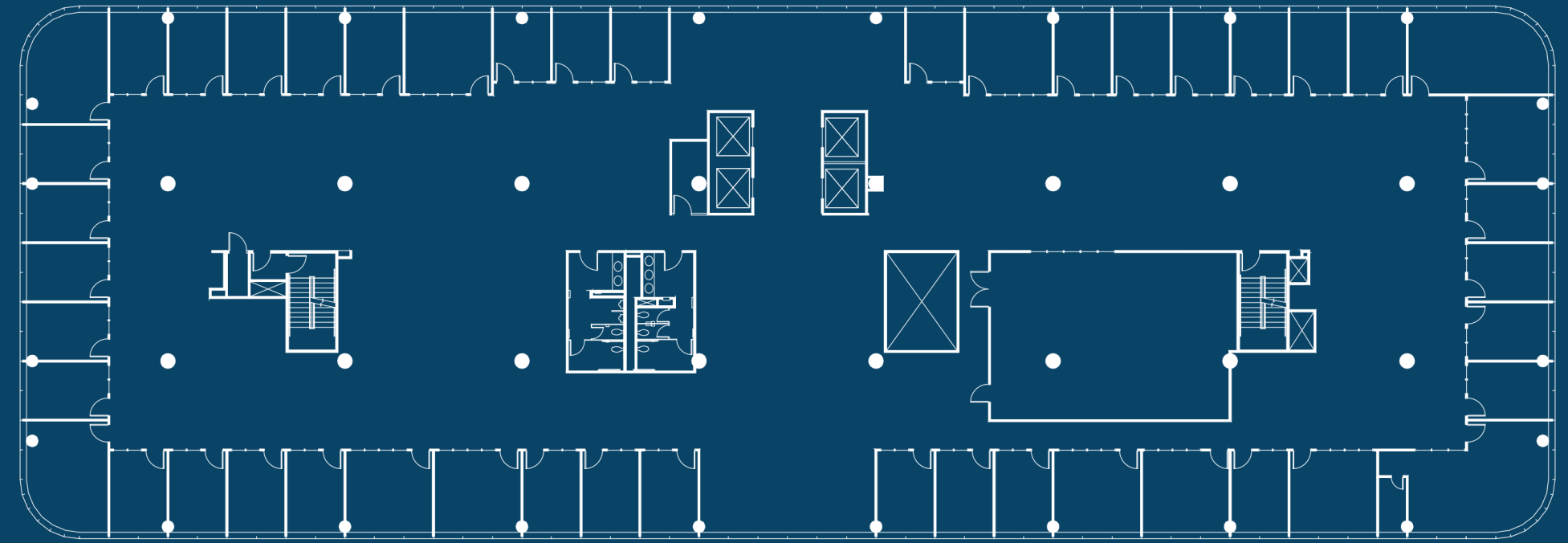
**CONFERENCE CENTER**



**FITNESS CENTER**



**LOCKER ROOMS**



**FULL FLOOR OPPORTUNITY**

**7TH FLOOR | 23,865 RSF**





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