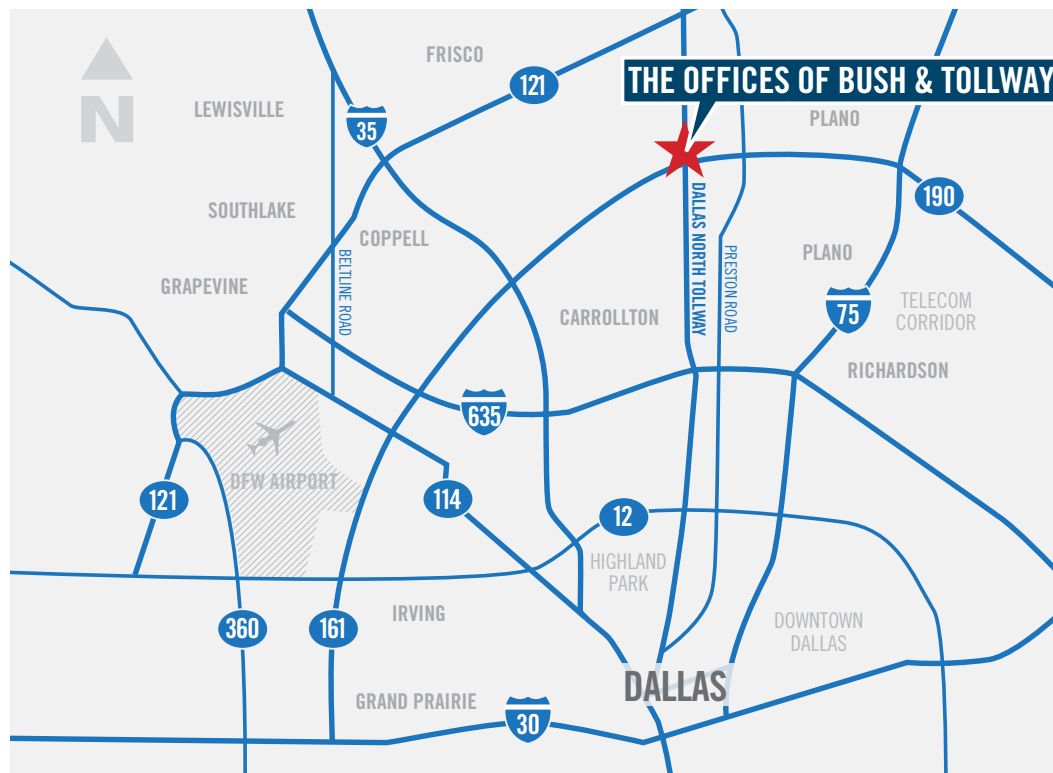




190 + DALLAS NORTH TOLLWAY
DALLAS, TEXAS

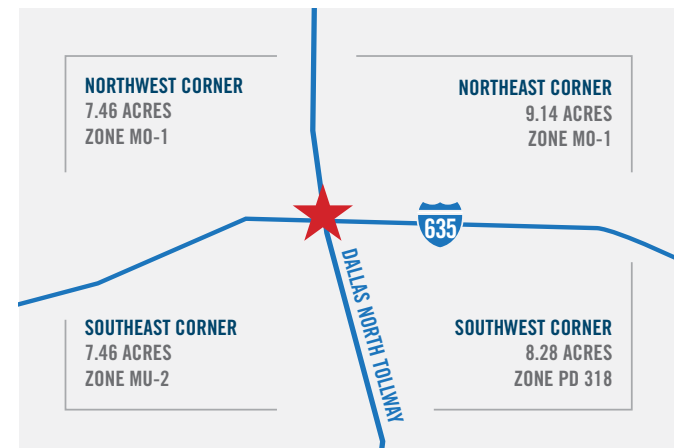


THE KEY LOCATION AND PROXIMITY TO TWO MAIN THOROUGHFARES PROVIDES IMMEDIATE ACCESS TO MAJOR ROADWAYS AND PRIME RETAIL. ALL FOUR STRUCTURES ARE DESIGNED FOR SIX LEVELS PROVIDING UNOBSTRUCTED, BREATHTAKING VIEWS OF THE SURROUNDING METROPOLITAN CITIES.

This iconic entry to Dallas will have top building signage highly visible from two major passageways and will develop LEED® status as a part of the newly constructed buildings. Each building is beautifully landscaped with Class AA drive-up appeal as well as convenient above ground parking and on site food service. The average building totals approximately 200,000 SF and can be as large as 375,000 SF.



Acreage and Zoning





FOUR CORNERS IS A 32 ACRE MASTER PLANNED DEVELOPMENT SITUATED AT THE NORTHWEST, NORTHEAST, SOUTHWEST AND SOUTHEAST CORNERS OF DALLAS NORTH TOLLWAY AND THE GEORGE W. BUSH TURNPIKE. THE DEVELOPMENT CONSISTS OF FOUR INDEPENDENT BUILDINGS COMPOSED TO CREATE ARCHITECTURAL UNIFICATION ON EACH CORNER AND SERVE AS A GATEWAY LANDMARK FOR NORTH DALLAS AND PLANO.

Prime Location

Location allows immediate access to George Bush Turnpike (190) and the Dallas North Tollway. Central to Plano, Carrollton, Addison, Dallas, Frisco and several well-established prime neighborhoods.

Building Specifications

- Average floor plate 33,000 SF
- Average building totals approx. 200,000 SF

Technology Specifications

- Huge power capacity
- Multiple fiber providers: AT&T Fiber, XO, Time Warner, Above.net and others*
- Connectivity between buildings*
- Underground infrastructure providing uninterrupted power service and reliability*

* Subject to change per tenant's plans

Retail Services

The Bush and Tollway intersection is a destination location with several national and regional employers and retailers. Major retail is located within a half mile with retailers including Neiman Marcus, Costco and Target. Only a few blocks from Frankford Road and Park Road with several restaurants, grocery stores, dry cleaning, postal shops and other consumer services.

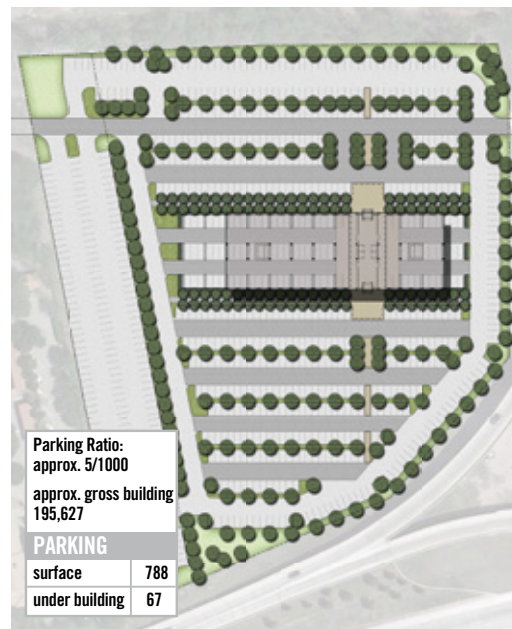
Art & Sculpture

Billingsley Company includes art and sculpture in our office communities to inspire and enhance the lives of tenants and visitors.

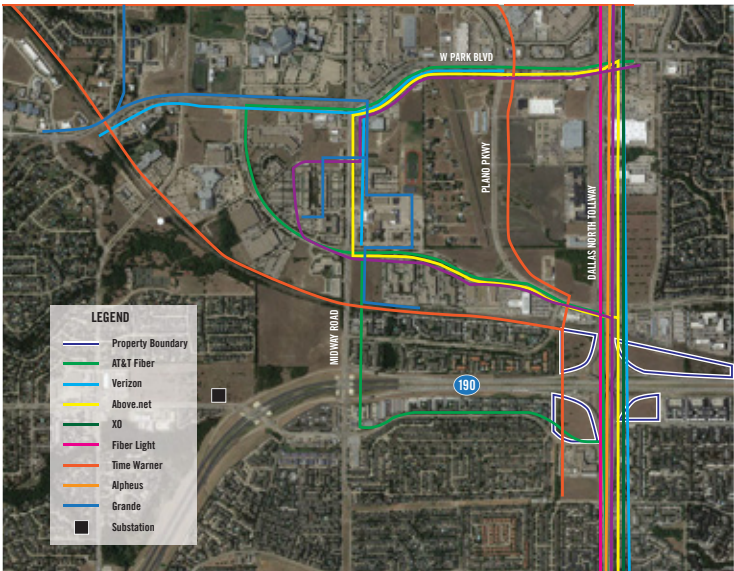
Sample Floor Plate



Parking



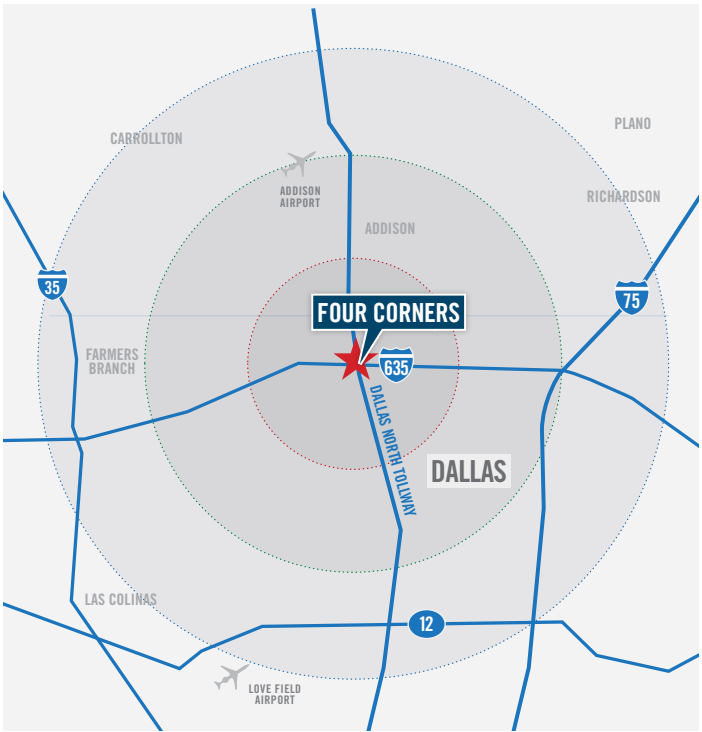
Data & Fiber Map



Access/Routes to the Northwest Corner



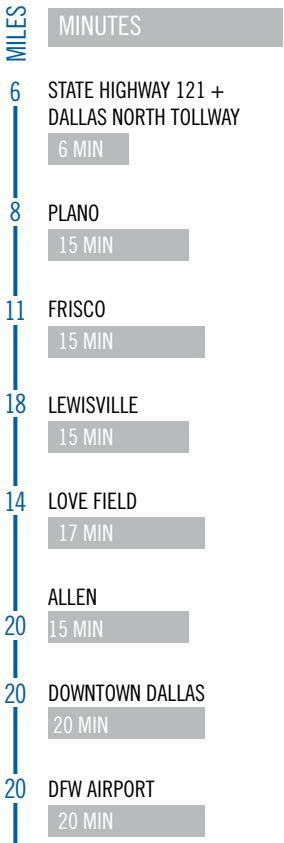
Location



AREA AMENITIES	1 MILE	3 MILES	5 MILES
BANKS	4	72	100
CLEANERS	4	46	64
DAY CARES	2	25	45
PHARMACIES	2	19	32
RESTAURANTS	18	233	406
SCHOOLS	2	71	120
SHOPPING/RETAILERS	28	445	715

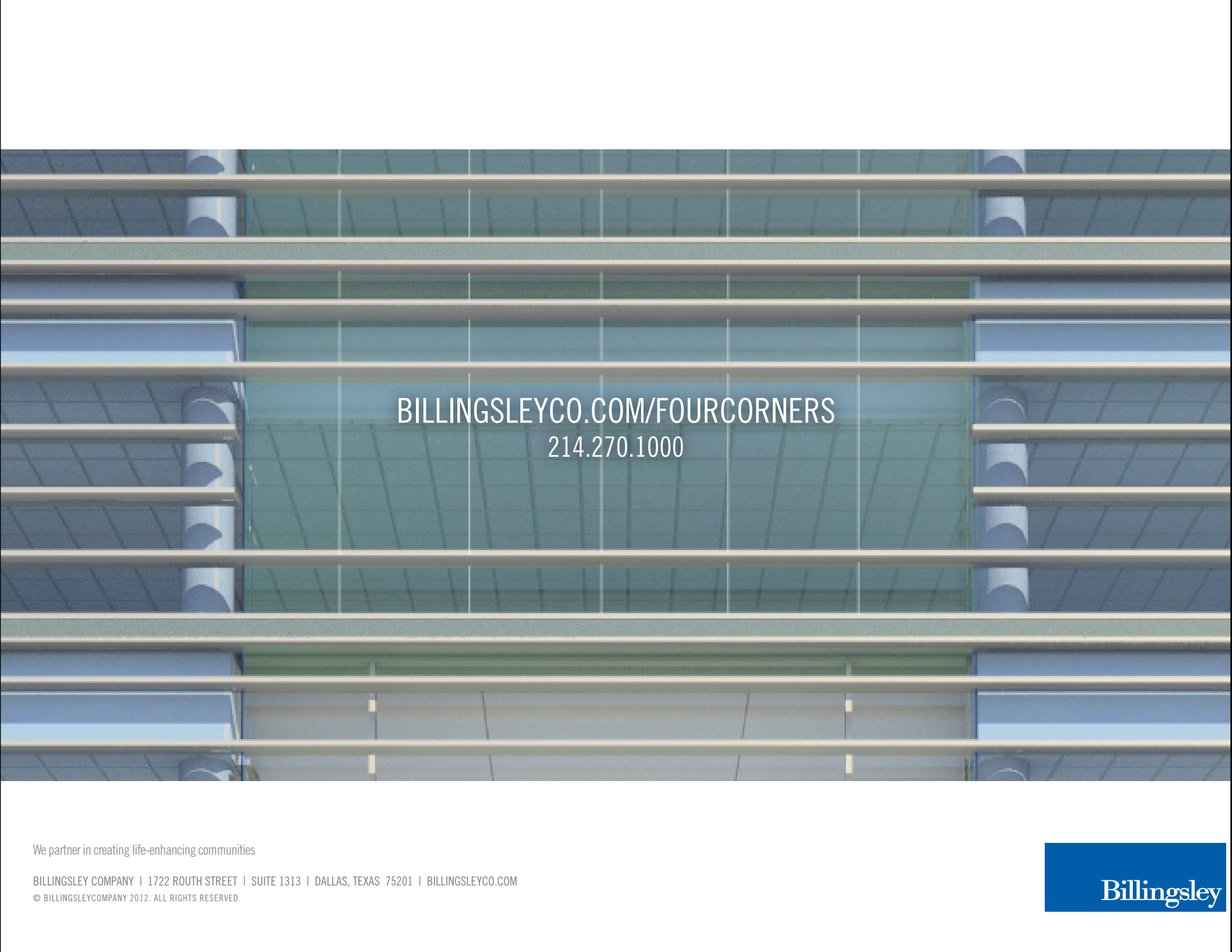
Commuting & Drive Time

Immediate access to George Bush Turnpike (190) and the Dallas North Tollway makes commuting convenient from any location.



Daily Traffic Counts





BILLINGSLEYCO.COM/FOURCORNERS
214.270.1000

We partner in creating life-enhancing communities

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