

INTL 2

INTERNATIONAL PLAZA

14221 Dallas North Tollway
Dallas, Texas 75254



LOCATION



13	MILES TO FRISCO
13	MILES TO DALLAS CBD
3	MILES TO ADDISON AIRPORT
9	MILES TO LOVE FIELD
16	MILES TO DFW INTL. AIRPORT

SITE ACCESS



YOU'RE IN GOOD COMPANY



The Lower Tollway is Home to **Over 23 MSF of Office Space** and Some of the World's Most Prestigious Companies Including:

BUSINESS SERVICES

Venture X
Regus
Ryan Companies
Aerotek
Credera
Coca-Cola
Kimley-Horn
Trinity Industries
Interstate Batteries
Freeman
IMA

ENERGY

Atmos Energy
DeGolyer & MacNaughton
Fluor
Matador
Merit Energy
Oxy Petroleum
Panda Power
Vallti
Venari
Wynn Crosby

FINANCE / INSURANCE

AllState
AON
Forvis
GuideStone
Hallmark Financial
Howard Hughes
Merrill Lynch
Moss Adams
New York Life
Northwestern Mutual
Pegasus
Wells Fargo
Zurich
Chubb Insurance

HOSPITALITY

Hilton Worldwide
Remington Hotels

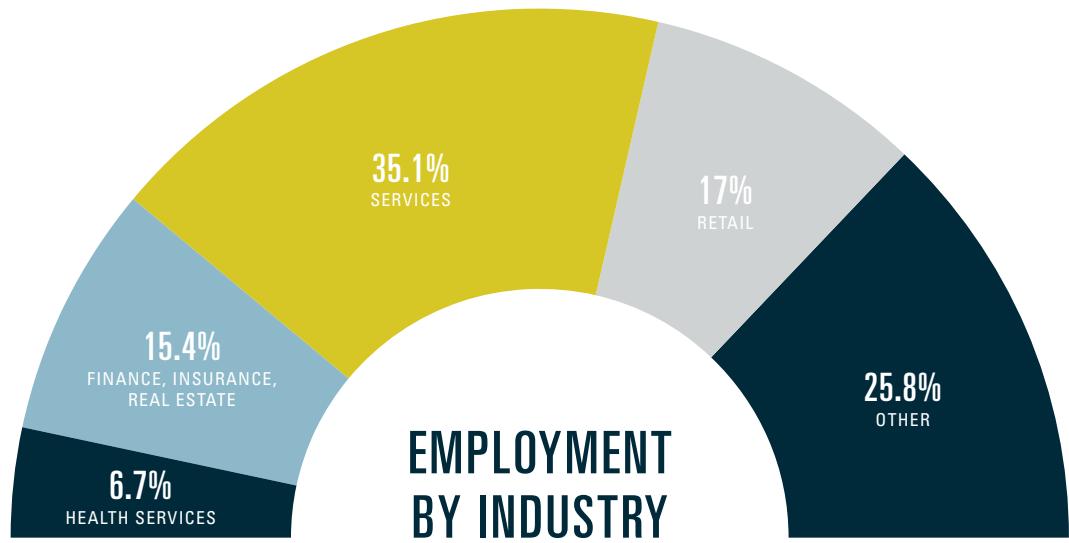
HEALTHCARE

Anhelio Health Care
Capital Senior Living
Emcare
Solis Healthcare
USP
Tenet Healthcare

TECHNOLOGY SOFTWARE

Amazon
Ansira
AT&T
Cyxtera Inc.
Dealertrack
Excentus
Expedia
Google
Hotels.com
Saxony Partners
SoftLayer
Symon Communications
Systemware

AREA DEMOGRAPHICS



4,157,347

2019 POPULATION

57%



OF GREATER DFW
POPULATION WITHIN

30 MINUTES OF INTL PLAZA

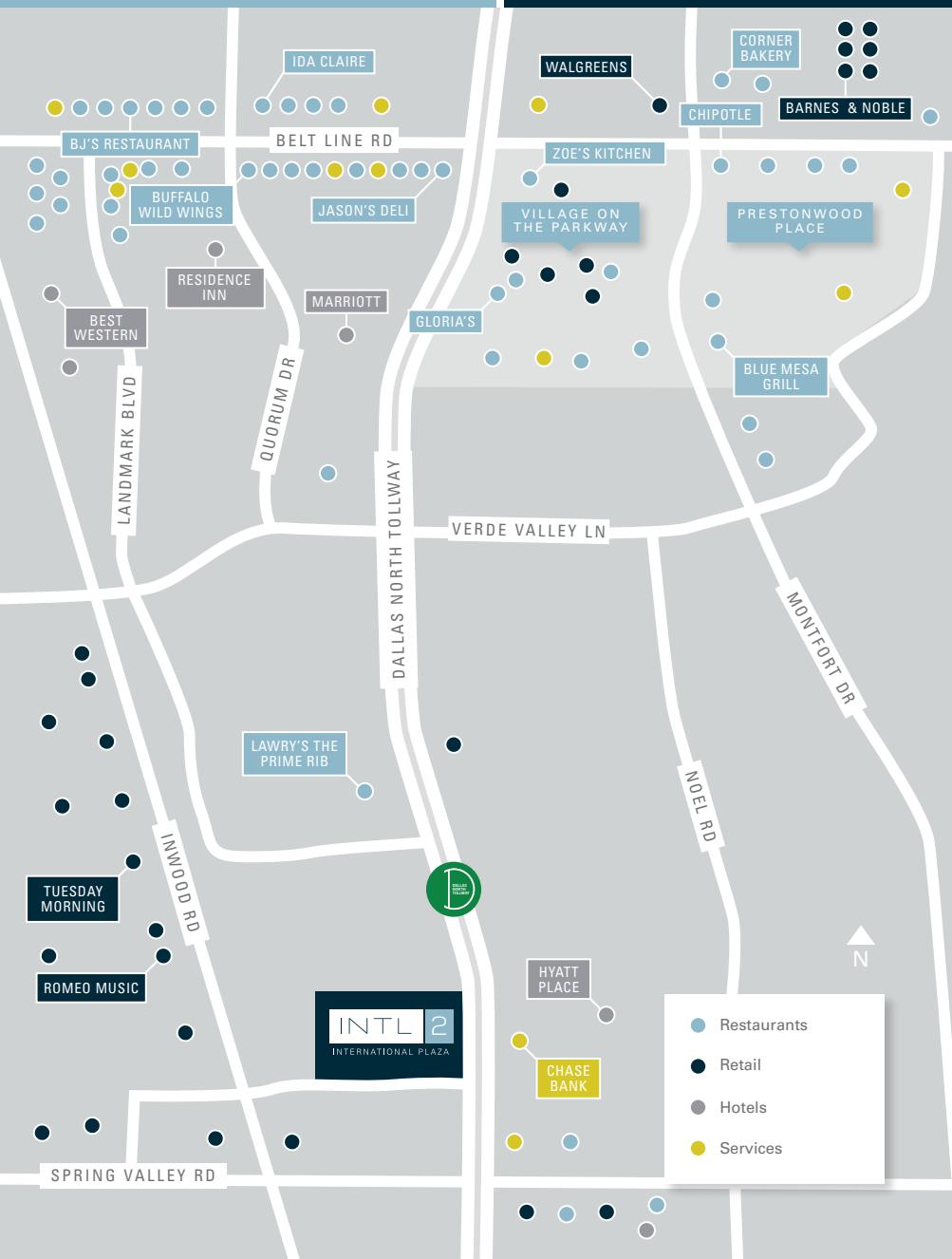
12,788 MULTI-FAMILY UNITS
WITHIN 1 MILE

30 MINUTES OF FAR NORTH DALLAS

	FAR NORTH DALLAS	LEGACY	PRESTON CENTER	UPTOWN	RICHARDSON/CITYLINE	LAS COLINAS
Population (2019)*	4,157,347	3,093,029 (1,064,318)	3,904,353 (252,994)	3,947,139 (210,208)	3,277,692 (879,655)	3,949,535 (207,812)
5-Year Proj Population Growth	7.3%	7.8%	0.4%	7.3% (0.1%)	7.0% (0.3%)	7.6% 0.2%
Population Growth Since 2010	16.5%	20.2%	3.7%	15.6% (0.9%)	13.9% (2.6%)	18.0% 1.5%
% Population with Less Than 30-Min Commute	57%	59%	1.2%	58% 0.3%	58% 0.2%	59% 0.1%
Bachelor's Degree or Higher*	1,019,038	909,932 (109,106)	935,684 (83,354)	875,103 (143,935)	880,339 (138,699)	990,432 (28,606)
White Collar Work Force Population*	1,370,880	1,141,167 (229,713)	1,269,299 (101,581)	1,232,234 (138,646)	1,133,545 (237,335)	1,321,261 (49,619)
Blue Collar Work Force Population	414,915	260,851 (154,064)	399,498 (15,417)	432,217	17,302	297,716 (117,199)

* Largest Population

AMENITIES TO THE NORTH



HUDSON HOUSE



BARNES&NOBLE



CHAMBERLAIN'S
STEAK AND CHOP HOUSE
Serving the finest steaks, seafood, and prime rib since 1993.



Flying Fish



32+
HOTEL

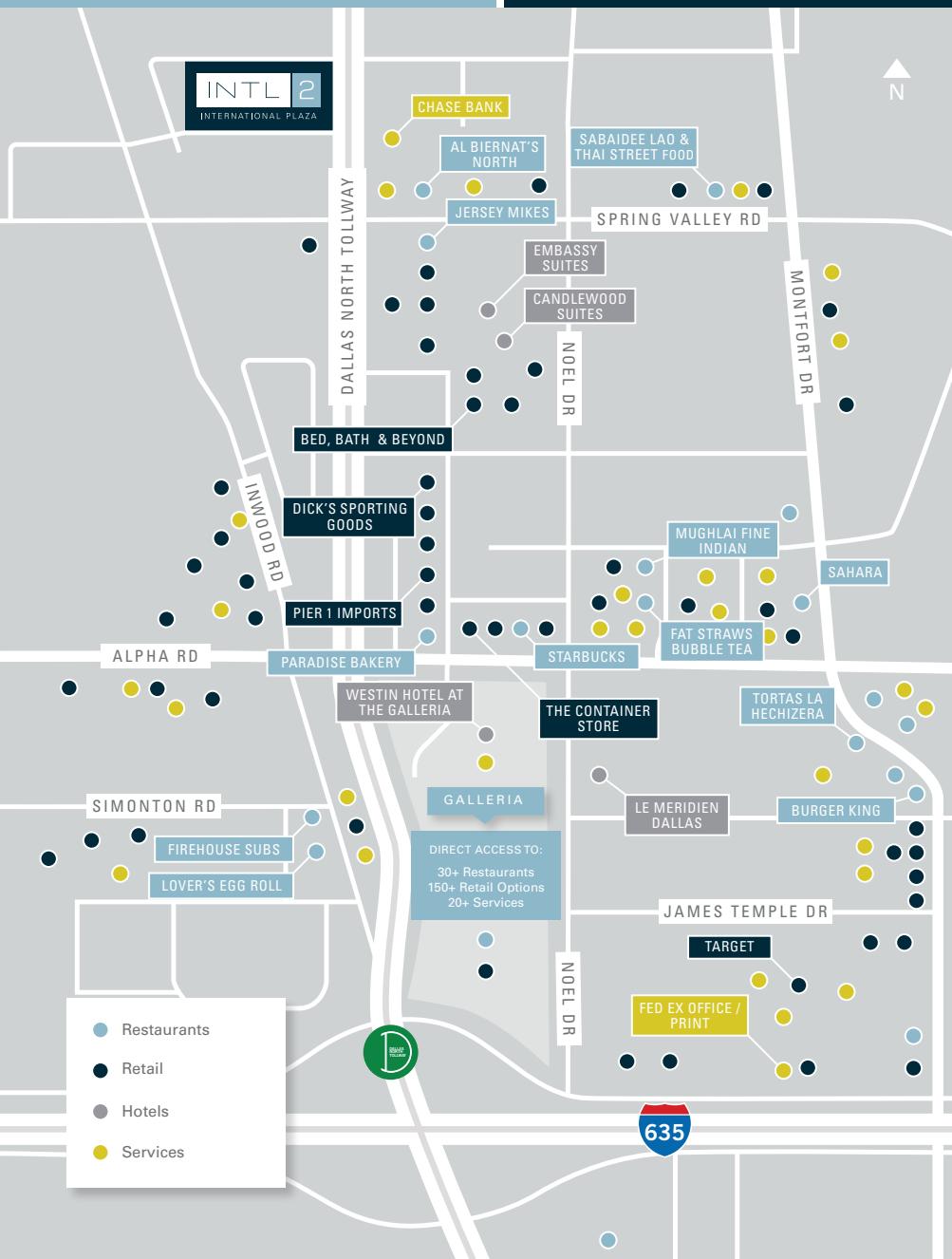
200+
RESTAURANTS

200+
SERVICES

300+
RETAIL

OPTIONS WITHIN 1 MILE

AMENITIES TO THE SOUTH



FIVE GUYS®
BURGERS and FRIES



NORDSTROM

Mi Cocina.
COMIDA TEX-MEX CON SABOR

GRAND LUX CAFE.

DICK'S
SPORTING GOODS



AL BIERNAT'S

BED BATH & BEYOND®

little katana
SUSHI SAKE STEAK



Luciano®
RISTORANTE • PIZZERIA



sbarro

32+
HOTEL

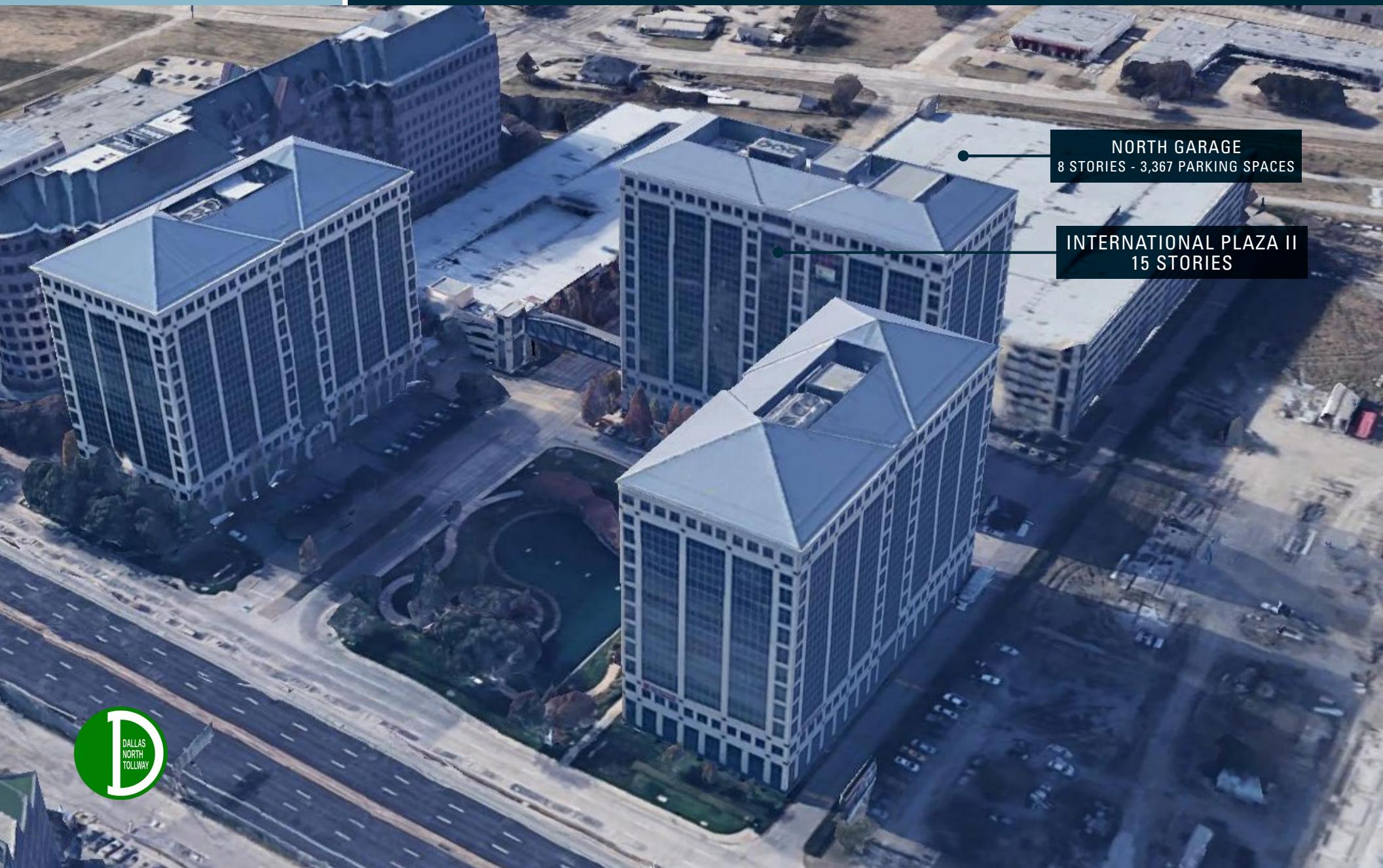
200+
RESTAURANTS

200+
SERVICES

300+
RETAIL

OPTIONS WITHIN 1 MILE

SITE OVERVIEW

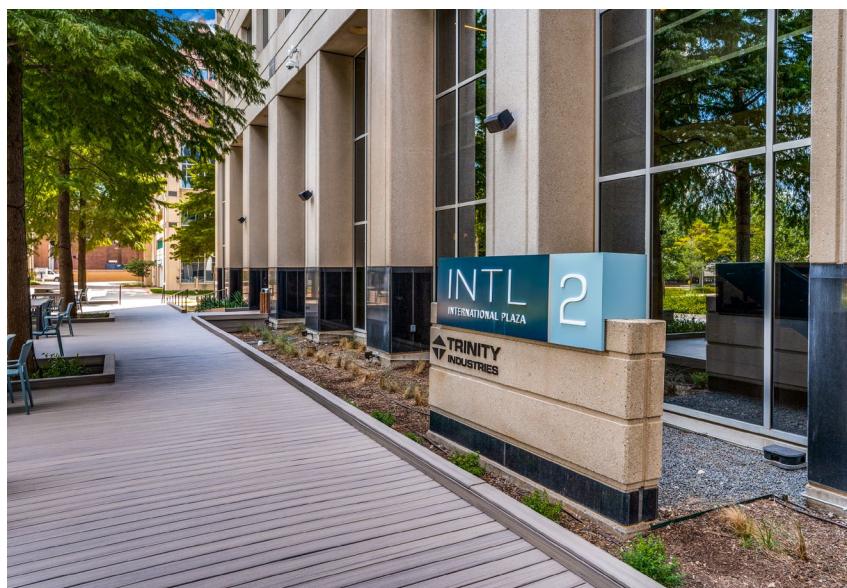


PROPERTY INFORMATION



INTERNATIONAL PLAZA II

- Availability: 11,270 RSF - Floor 2
- Building Total: 388,432 RSF
- 15 Story, Class A Office Building
- Highly Efficient Floor Plates Approximately 30,650 RSF
- Dropped Ceiling – 9' 6", Open Ceiling – 14' 5"
- New Lobby, Common Areas & Amenities
- Dual Feed Power from Separate Substations
- Select Floors' Connected Load is Fully Backed Up by Generator
- 6" Raised Floor on Tenant Occupied Floors, which can be Removed if Desired



INFRASTRUCTURE



ELECTRICAL

INTERNATIONAL PLAZA II

Building 2 is currently served from pad mounted transformers located on the North side of Building 2. A life safety generator is located adjacent to the transformers and provides power to life safety systems within the building.

There are currently feeders extending from the CUP to Building 2 to provide generator power and UPS power to the building. Two (2) services rated at 2000 amps are extended from the generator control switchgear into Building 2. Two (2) additional services rated at 800 amps are extended from the UPS output switchgear into Building 2. These services are currently serving data centers and critical spaces on select floors in the building.

The following areas in Building 2 are backed up by the CUP:

- » Level 3 IT Room
- » Level 4 lighting, power, AC load
- » Level 5 lighting, power, AC load
- » Level 6 lighting, power, AC load
- » Level 7 lighting, power, AC load
- » Level 8 IT Room
- » Level 9 IT Room and Data Center (Data Center on localized UPS system and not from the CUP)

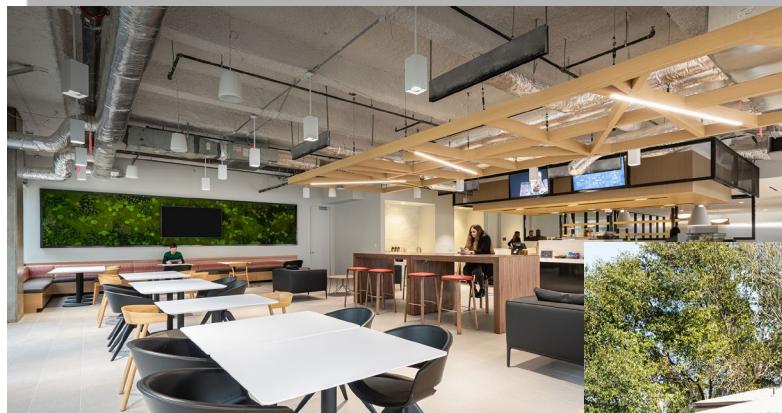
TELECOMMUNICATIONS

- » Dual Fiber Path Entries located at the North and South Demarc for the building
- » AT&T, Level 3 and CenturyLink

MECHANICAL

- » 90 -Ton SCUD Units per floor
- » Two (2) Cooling Towers
- » Fifteen (15) Exterior and Fourteen (14) Interior Zoners
- » 1350 Tons of Cooling Capacity
- » Excess Capacity of 150 Tons for Tenants Use

ON-SITE AMENITIES



INTL 2
INTERNATIONAL PLAZA

LAKEHOUSE RETREAT



INTERNATIONAL PLAZA II | LEVEL 1

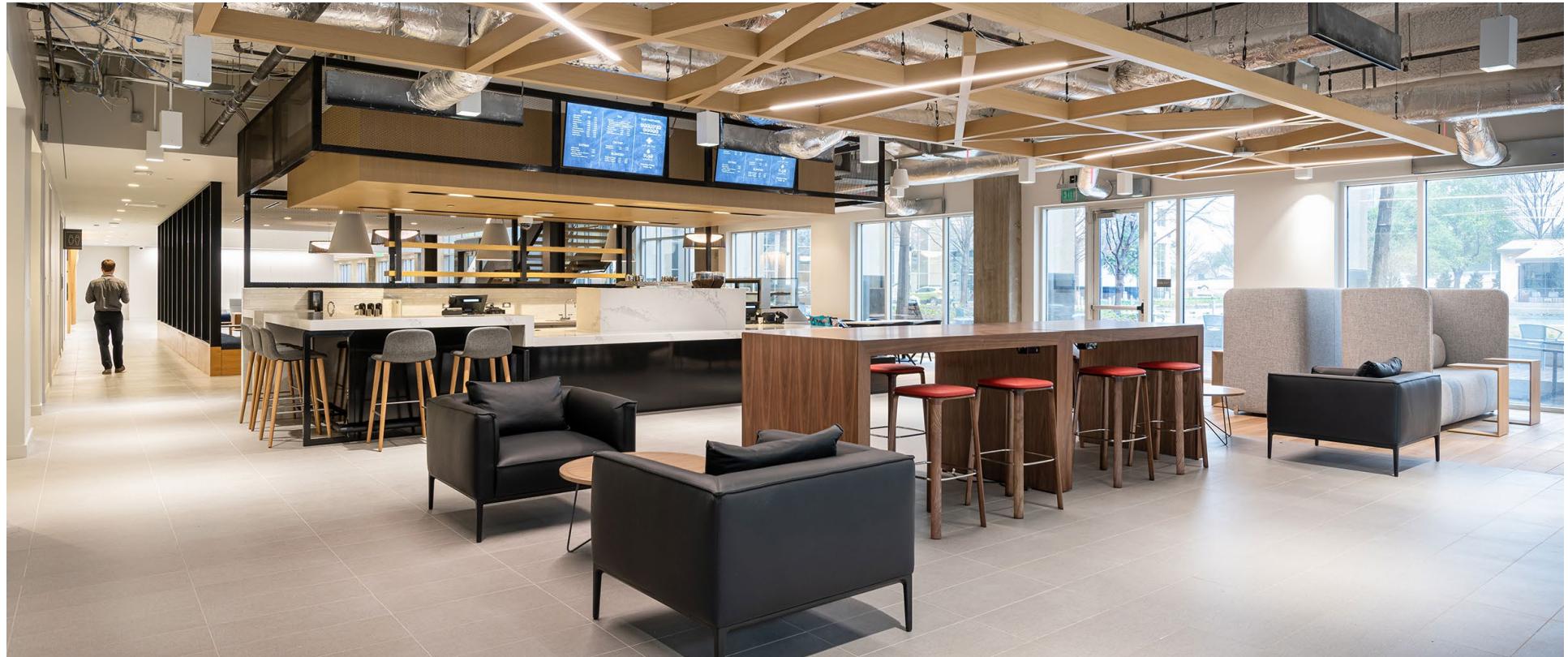


LOBBY AREA INTERNATIONAL PLAZA II / LEVEL I



INTL 2
INTERNATIONAL PLAZA

CAFE INTERNATIONAL PLAZA II / LEVEL I



INTL 2
INTERNATIONAL PLAZA

EXECUTIVE CONFERENCE CENTER

INTERNATIONAL PLAZA II / LEVEL I



INTL 2
INTERNATIONAL PLAZA

INTERNATIONAL PLAZA II | LEVEL 2

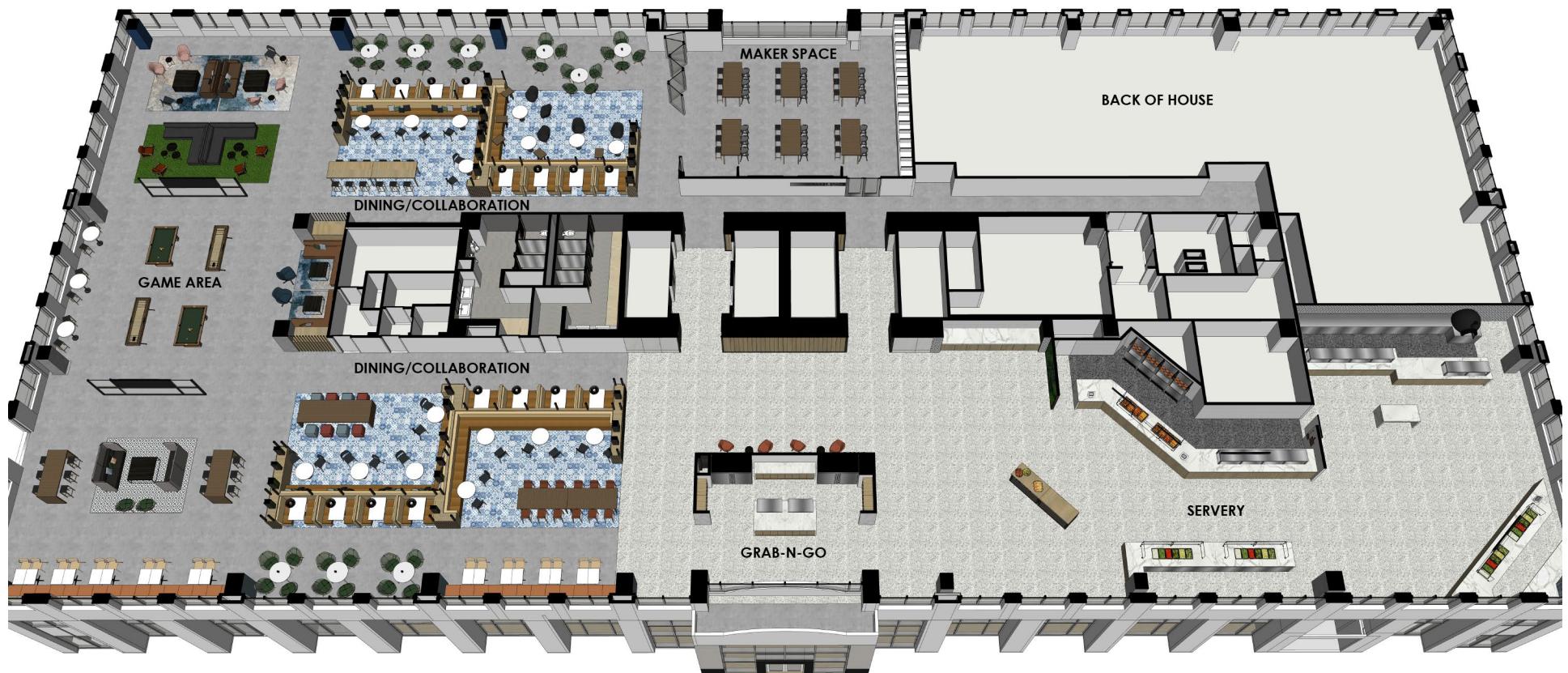


INTL 2
INTERNATIONAL PLAZA

FITNESS CENTER INTERNATIONAL PLAZA II / LEVEL 2

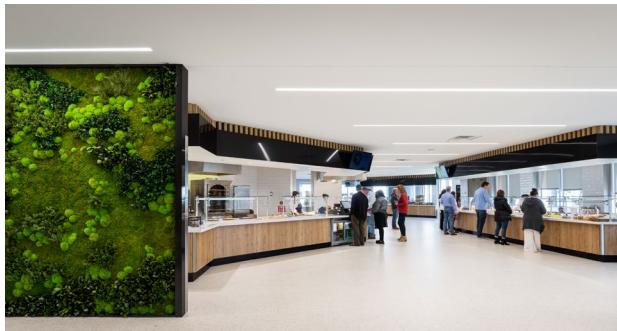


INTERNATIONAL PLAZA II | LEVEL 3



INTL 2
INTERNATIONAL PLAZA

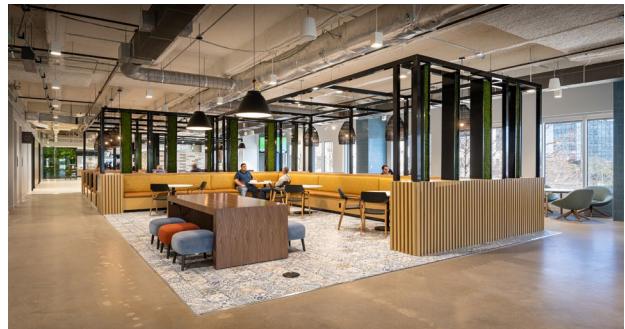
FOOD HALL INTERNATIONAL PLAZA II / LEVEL 3



INTL 2
INTERNATIONAL PLAZA

COLLABORATION LOUNGE / GAME AREA

INTERNATIONAL PLAZA II / LEVEL 3





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