

750 W

JOHN CARPENTER

CAPITAL
COMMERCIAL
INVESTMENTS, INC.

CUSHMAN &
WAKEFIELD

An All-Inclusive
CAMPUS
EXPERIENCE

Designed for today's active business lifestyle, *750 W John Carpenter* puts everything tenants need to thrive, right at their fingertips, in one, highly-amenitized campus environment. With prominent exterior signage potential, *750 W John Carpenter* offers an exciting opportunity to make your mark in this booming North Texas market.

SIGNAGE
OPPORTUNITY



Building HIGHLIGHTS

Property Address

750 W John Carpenter Fwy
Irving, TX 75039

Submarket

Las Colinas

Building Size

315,714 RSF

Certifications

LEED Gold
Energy Star Rated

Site

20-Acre corporate campus
including a 1-acre park, and
opportunity for phase II building

Parking

4/1,000 covered, secured parking
garage with covered walkway

Number Of Floors

OFFICE BUILDING:

- 12 stories above grade

PARKING STRUCTURE:

- 5-story structure garage
with 4 levels covered
- Surface lot available east of
the property

Typical Floorplate

27,187 SF with floor-to-ceiling glass

Ceiling Height

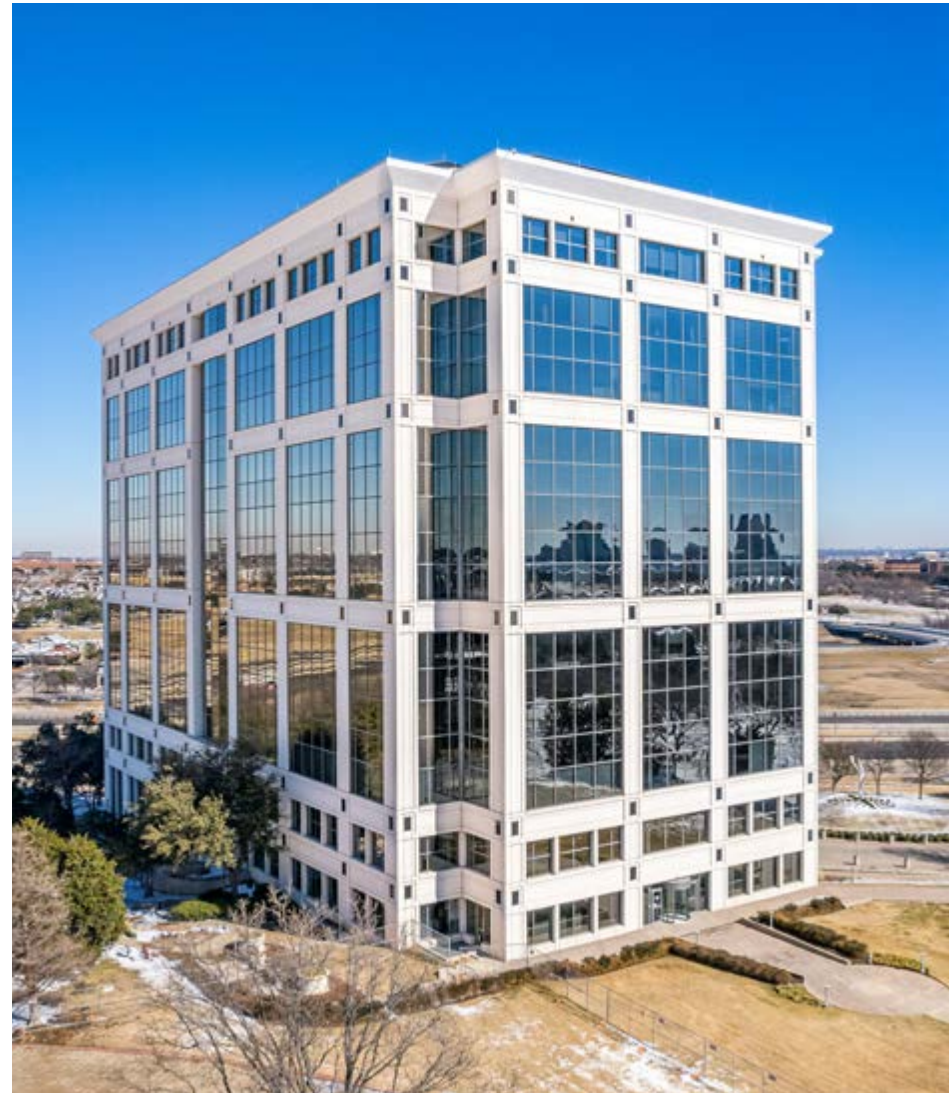
13' slab to slab
10' finished ceiling

Elevators

5 passenger elevators, 1 freight

Utilities

- Dual-Fed electricity
- Fiber optic service by AT&T
Logix & Frontier



With access to a host of critical lifestyle amenities, tenants are equipped with a commute-worthy workplace that meets the unique demands of the evolving North Texas workforce.

The central location and proximity to SH 114, SH 161, I-35 and I-635 positions *750 W John Carpenter* with easy and convenient access for its tenants.

AN OFFICE WORTH THE COMMUTE

Best-In-Class Amenity Offerings



CAFE AND
TENANT LOUNGE



115-PERSON
CONFERENCE CENTER



FITNESS
CENTER



PARK AND
OUTDOOR PATIO



24-HOUR
SECURITY



GARAGE AND
EXECUTIVE PARKING



ON-SITE
MANAGEMENT



AFTER-HOURS
CARD ACCESS

AREA DEMOGRAPHICS

Within One Mile



21,192
TOTAL
POPULATION



36%
BACHELOR'S
DEGREE OR HIGHER



2.3%
POPULATION
GROWTH



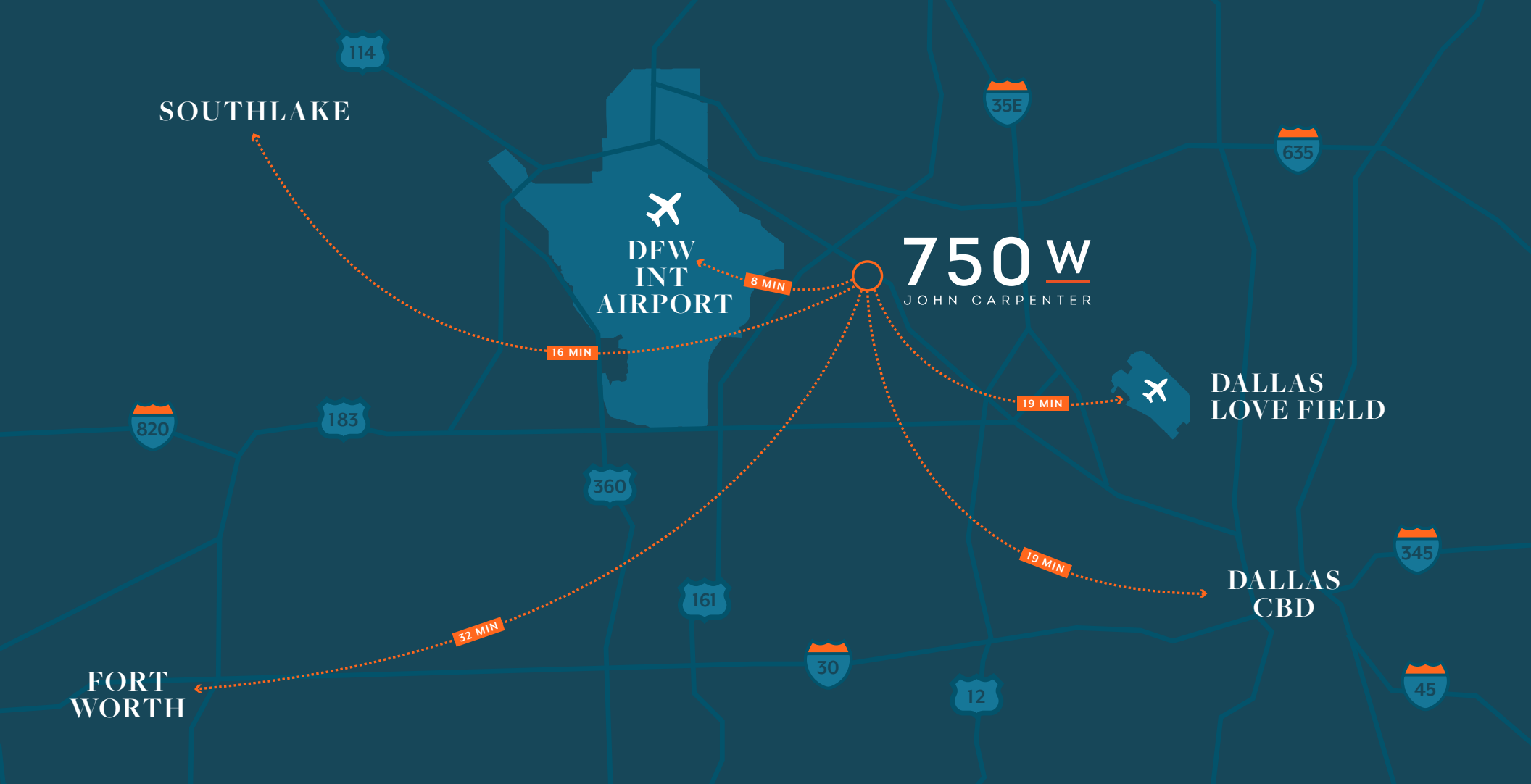
3.2%
UNEMPLOYMENT
PERCENTAGE



42,051
DAYTIME
POPULATION

Corporate Neighbors





PREMIER CORPORATE LOCATION

Amenities Within 2 Miles

- 35 HOTELS
- 185 RESTAURANTS
- 35 RETAIL OPTIONS
- 4 COUNTRY CLUBS



08 Min TO DFW AIRPORT
19 Min TO LOVE FIELD



19 Min TO DALLAS CBD
16 Min TO SOUTHLAKE
33 Min TO FORT WORTH



DALLAS CBD

OMNI HOTELS & RESORTS

CORK & PIG TAVERN
PACIFIC TABLE
CREAMISTRY
THE GINGER MAN

WATER STREET DEVELOPMENT

THE MUSIC FACTORY

Marriott

STARBUCKS COFFEE
CHIPOTLE MEXICAN BURGERS
CORNER BAKERY
MCDONALD'S

THE RITZ-CARLTON

BAR LOUIE
THIRSTY LION
THE BLUE FISH
GLORIA'S LATIN CUISINE
YARD HOUSE
POP FACTORY
KITCHEN 101
RESEVOIR

IRVING CONVENTION CENTER

TWO MULES CANTINA
TEQUILA BAR

WALGREEN'S

750 W
JOHN CARPENTER

EINSTEIN BROS. BAGELS

WESTIN
HOTELS & RESORTS

TACOMEX LAS COLINAS

DICKEYS BARBEQUE PIT

WHOLE FOODS MARKET
CAVA
SHAKE SHACK
IN-N-OUT BURGER
WINGSTOP
LA MADELEINE
NOTHING BUNDT
CAKES
PIE FIVE PIZZA
FIVE GUYS
BREAD ZEPPELIN
LITTLE KATANA
MODERN MARKET
EATERY

WALNUT HILL LN

LA FITNESS

Chick-fil-*l*e

SMOOTHIE KING

N MACARTHUR BLVD

SONIC

CAFE HANA

WENDY'S

SUBWAY

114

FUZZY'S
TACO SHOP

IN *the* AREA

STACKING PLAN & AVAILABILITIES

SIGNAGE
OPPORTUNITY



9TH FLOOR
26,367 RSF

7TH FLOOR
26,367 RSF

6TH FLOOR
26,367 RSF

5TH FLOOR
26,367 RSF

3RD FLOOR
25,802 RSF

Spec Suites Available

2ND FLOOR
23,358 SF

Suite 200 - 7,503 RSF

Spec Suite 240 - 3,650 RSF

1ST FLOOR
13,308 RSF

Spec Suite 100 - 9,657 RSF



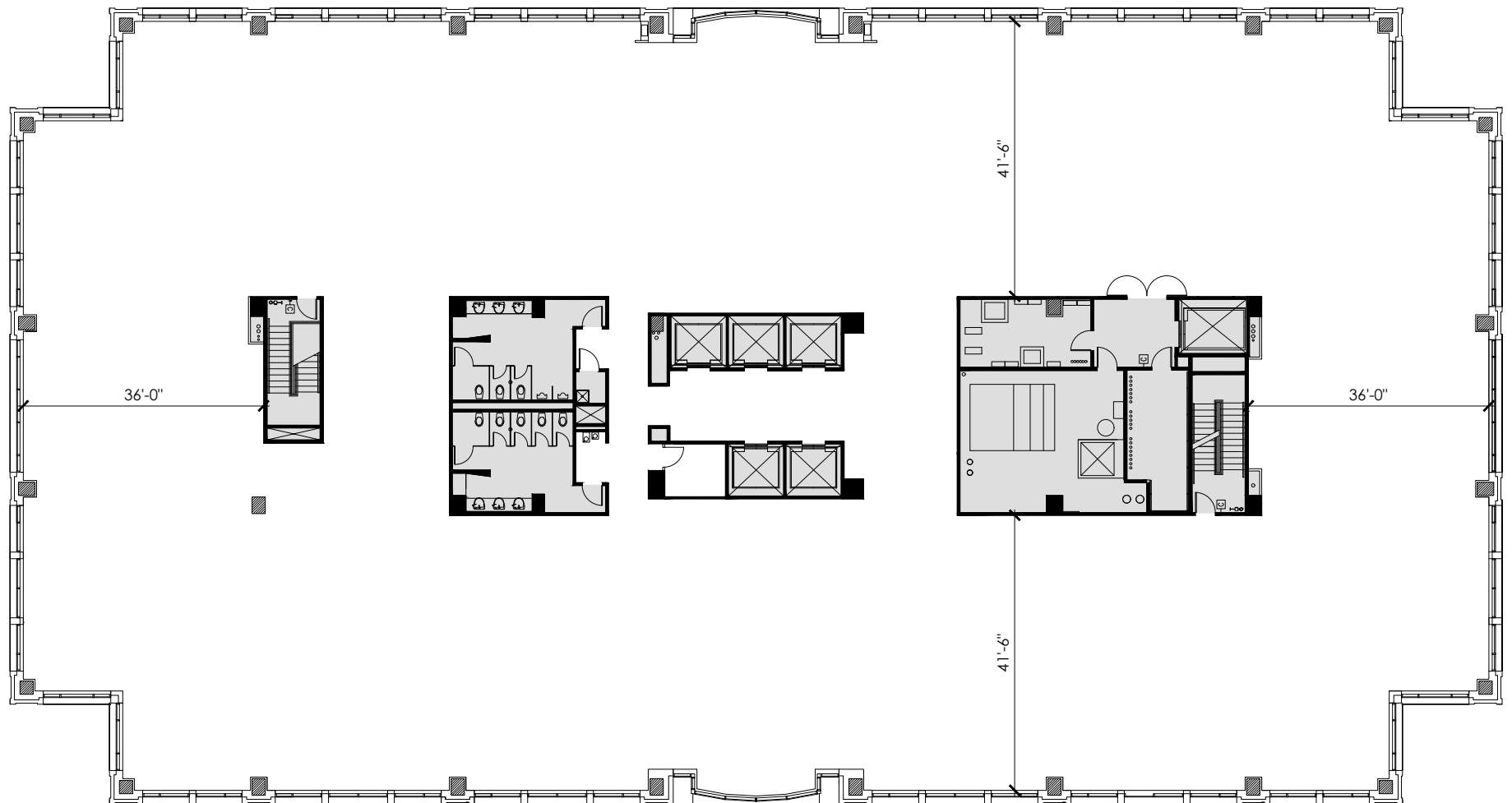
Site PLAN

750 W
JOHN CARPENTER

PHASE II
PROPOSED
DEVELOPMENT

Typical FLOOR PLATE

750 W
JOHN CARPENTER



For More Information,
**PLEASE
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