

## Urban Towers enhances your experience through

# CONNECTIVITY

Centrally located, Urban Towers is connected to the Metroplex and beyond with unparalleled transportation access.

Urban Towers includes 850,000 SF of sophisticated Class AA office space in two connected buildings. With an ideal location and premium amenities, Urban Towers enhances your experience through connectivity.



MIN to DFW International Airport

> MIN to Dallas Love Field Airport

to Uptown & Dallas CBD

MIN

to Ft. Worth CBD





# Unmatched COMMUNITY

### 3.3M Workforce within 20 Minute Drive

Urban Towers is in the epicenter of the dynamic Las Colinas urban center, which has been revitalized with over \$700M of recent investment.

1/2 mile access to:

**30+** Bars / Restaurants

**8,500+** Multi-family Units

**T** Hotels for

**1,500** 

Fortune 500 Companies





E**∦**onMobil

Simberly-Clark

FLUOR





# Unparalleled CLASS

urban-towers.com 850,000 SF

+++

**NORTH TOWER** 22,500 RSF Low: Floors 1-12 High: Floors 13-22

EAST TOWER 23,000 RSF Low: Floors 1-9 High: Floors 10-17

Business Hours: 7 a.m. - 6 p.m. (Weekdays) and 8 a.m.-1 p.m. (Saturdays)

Parking:

- 100% Covered, Structured
- Tolltag Readers
- 1/333 Covered Ratio •
- •





222 West Las Colinas Blvd, Irving TX 75039

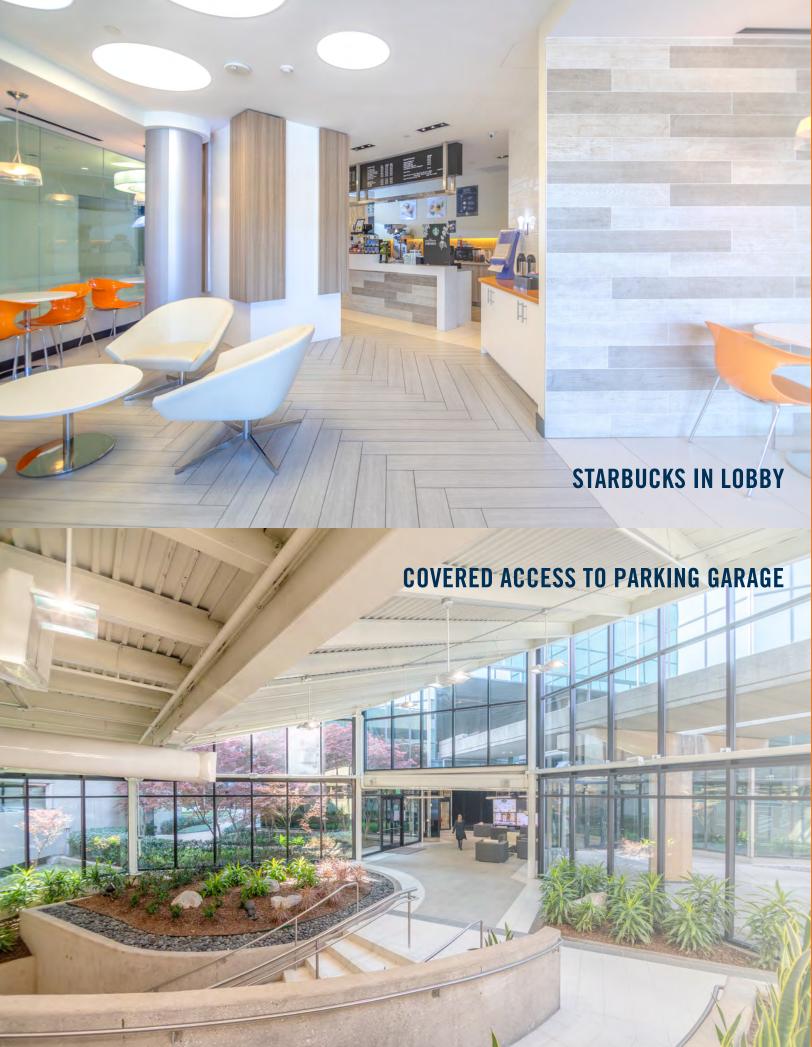
• Executive Reserved, Reserved, and Non-Reserved Easily Accessible Visitor Parking

# **On-Site CONVENIENCE**

## **On-Site Amenities:**

+ + +

- Newly Renovated Lobby and WiFi Courtyard
- On-Site Starbucks with Smoothie and Juice Bar
- 100-Person Shared Tenant Conference Center
- 7,000 SF Fitness Center with Showers, Lockers & Towel Service
- Wifi Café
- Gateway Newsstand
- LEED Gold Certified
- On-Site Property Management
- 24/7 On-Site Security
- Redundant Power Feed from Two Substations
- High-Speed Telecom and Fiber
- On-Site Medical Services Provided by First Choice Clinic
- Las Colinas Print





















# Complete CUSTOMIZATION

Offering maximum efficiency and customization, Urban Towers can provide up to 45,000 SF floor plate by combining the North and East Towers for large corporate users or a single floor plate of 22,000 SF.

## <sup>+</sup>NORTH TOWER





# Leasing

### Leased and Managed by:

MATT SCHENDLE 972 663 9634 matt.schendle@cushwake.com

**CYNTHIA COWEN** 972 663 9617 cynthia.cowen@cushwake.com



JOHN FANCHER 214 616 4748 john.fancher@nmrk.com



### Professionally Owned by:



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