



CYPRESS WATERS

3300 OLYMPUS BLVD



CYPRESS WATERS

Cypress Waters' is a 1,000 acre sustainable, mixed-use, master-planned community with commercial office, retail, multi-family residences, and three schools. Located in the City of Dallas and the Coppell Independent School District, Cypress Waters offers a premier address and the best school system in DFW.

The campus reflects 21st century corporate values: environmentally sophisticated buildings, extensive natural landscaping, pedestrian trails and streets, and lakeside restaurants. There are regularly scheduled events and amenities abound, such as free weekly yoga and boot camp classes, a lunch shuttle to the restaurants, weekly live music, pop-up markets, festivals, outdoor movies and so much more.

20

Office Buildings

16

Restaurants

87

Corporate Tenants

18,055

Day Time Population

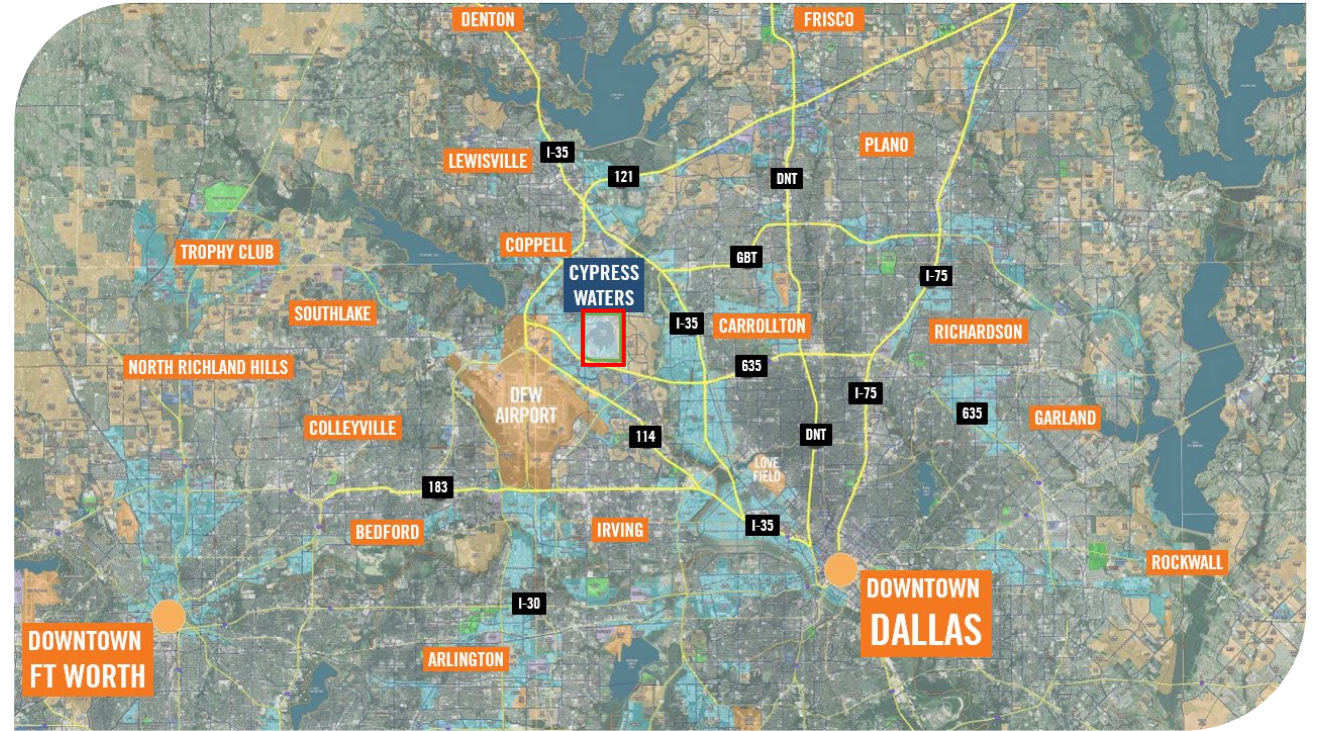
5,283

Residents

Corporate Neighborhood

In the center of Dallas & Ft Worth

- Future **DART light rail** – 1st stop out of DFW airport in 2025
- 30-minute drive - labor force of **4 million** people
- 10-minute drive - **42%** of labor force has college degree
- 16 on-site **restaurants** with **free lunch shuttle** service
- Robust sustainability & **recycling** programs
- 100% **renewable electricity** contracts
- 6 miles of paved **walking trails** around lake
- Several large parks with free wi-fi, speakers & games
- Multiple **fiber options** with on-site power substation
- Airwavz antennas for 5-bar cellular coverage in buildings
- **5G towers** on-site
- Less than 10-minute drive to **DFW airport**
- On-site **Grove Health Clinic, Care Now & CVS Pharmacy**
- Quick access to LBJ, SH-121 & George Bush Turnpike
- Art & Sculpture Throughout Community



NOKIA



verily
Google

SIGNET
JEWELERS



AMN
Healthcare

at home
The Home Décor Superstore

TOYOTA
FINANCIAL SERVICES



mr. cooper

SMOOTHIE
KING

Meritage
Homes

BLUCORA

onesource
VIRTUAL

BNSF
RAILWAY

Morgan Stanley

FUNIMATION
SONY



St. Jude Childrens
Research Hospital
Fostering cures. Saving children.

ASCENT

UT Southwestern
Medical Center

the delta companies

OCC



3300
OLYMPUS BLVD

3 Buildings – Up to 800,000 SF

300,000 SF – 1st Building

Under Construction – Complete Q1 2023

6 Stories with Balconies on Floors 1, 2, 3, 4 & 5

1 Acre Park with Seating, WiFi & Fountains

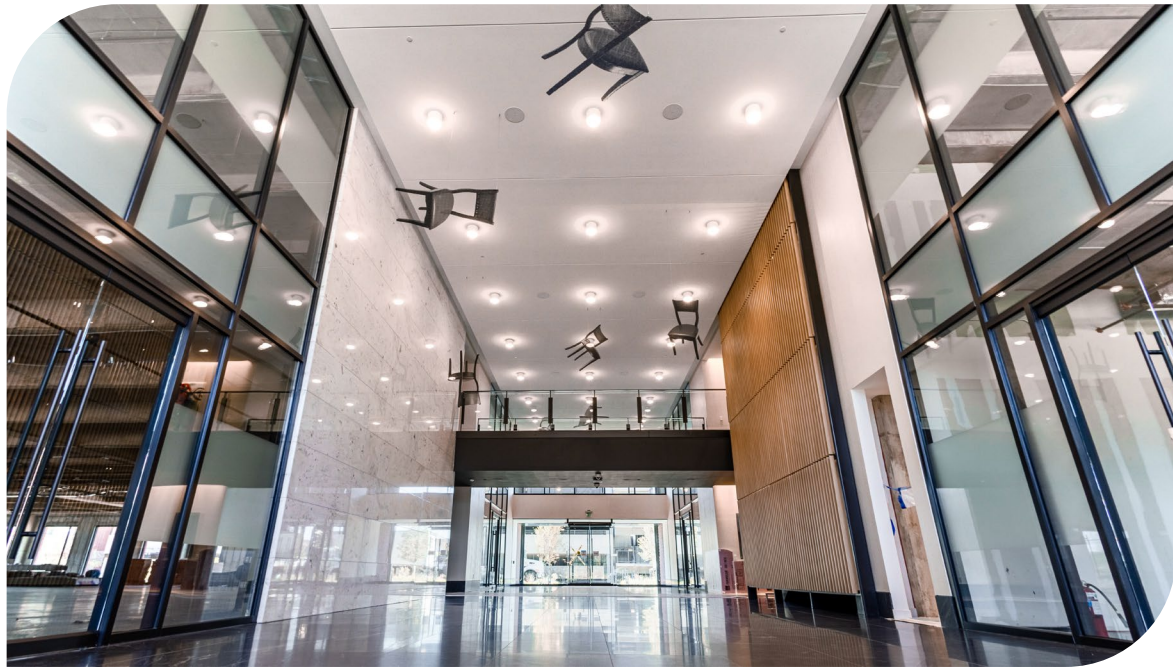
5/1,000+ Surface + Structured Parking

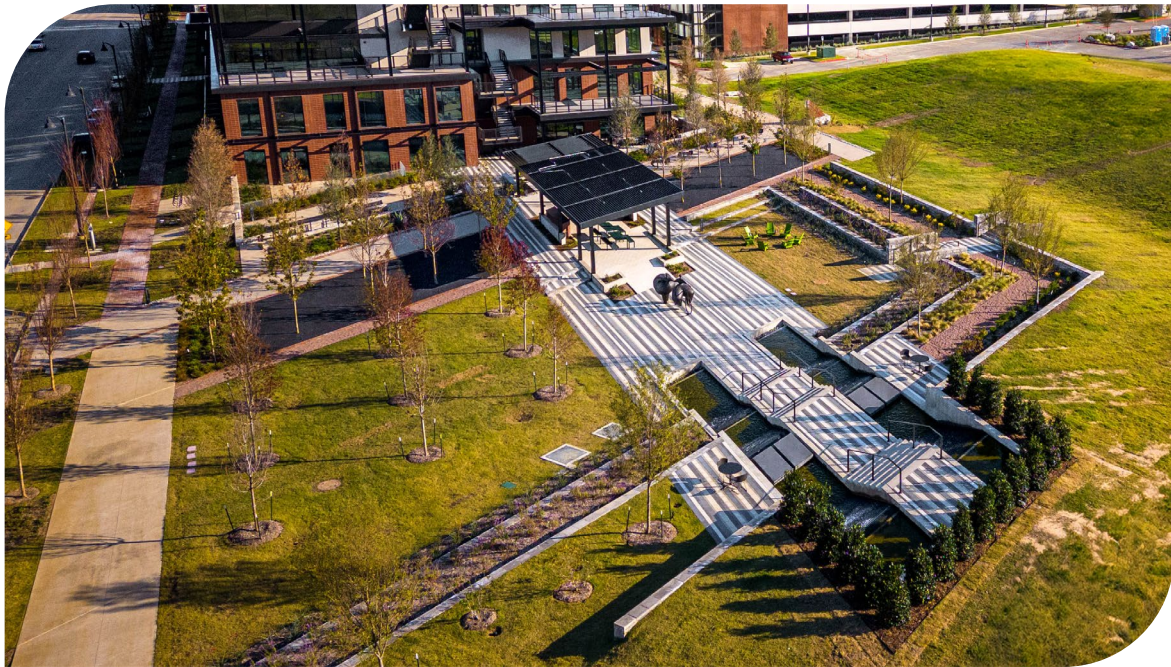
On-Site Fitness Center, Coffee Bar & Mini Market

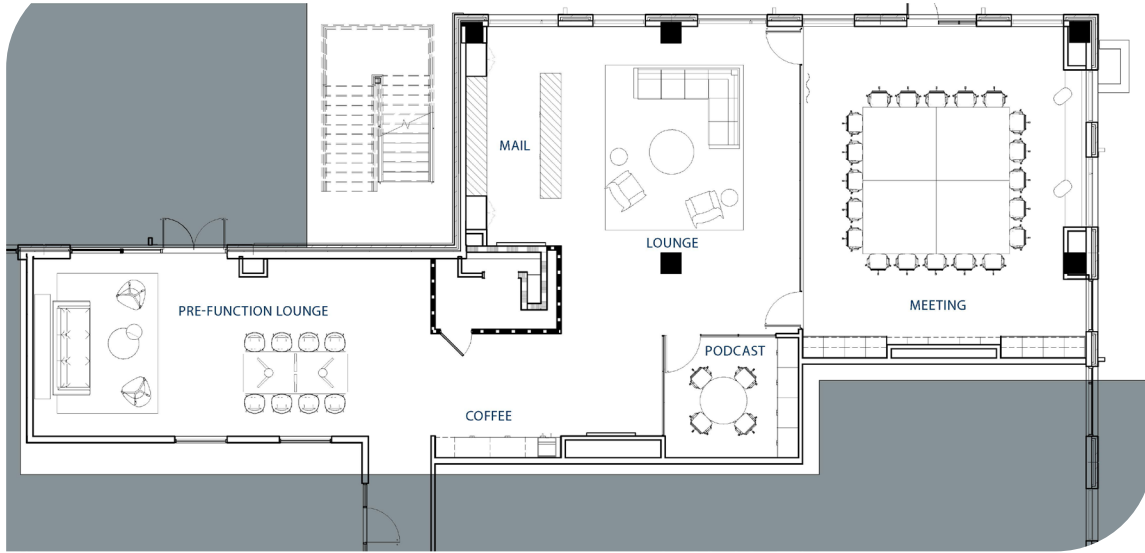
100 Seat Conference Center Next Door

Walkable to Sound Retail

Top of Building Signage Available







LOUNGE & MEETING ROOM



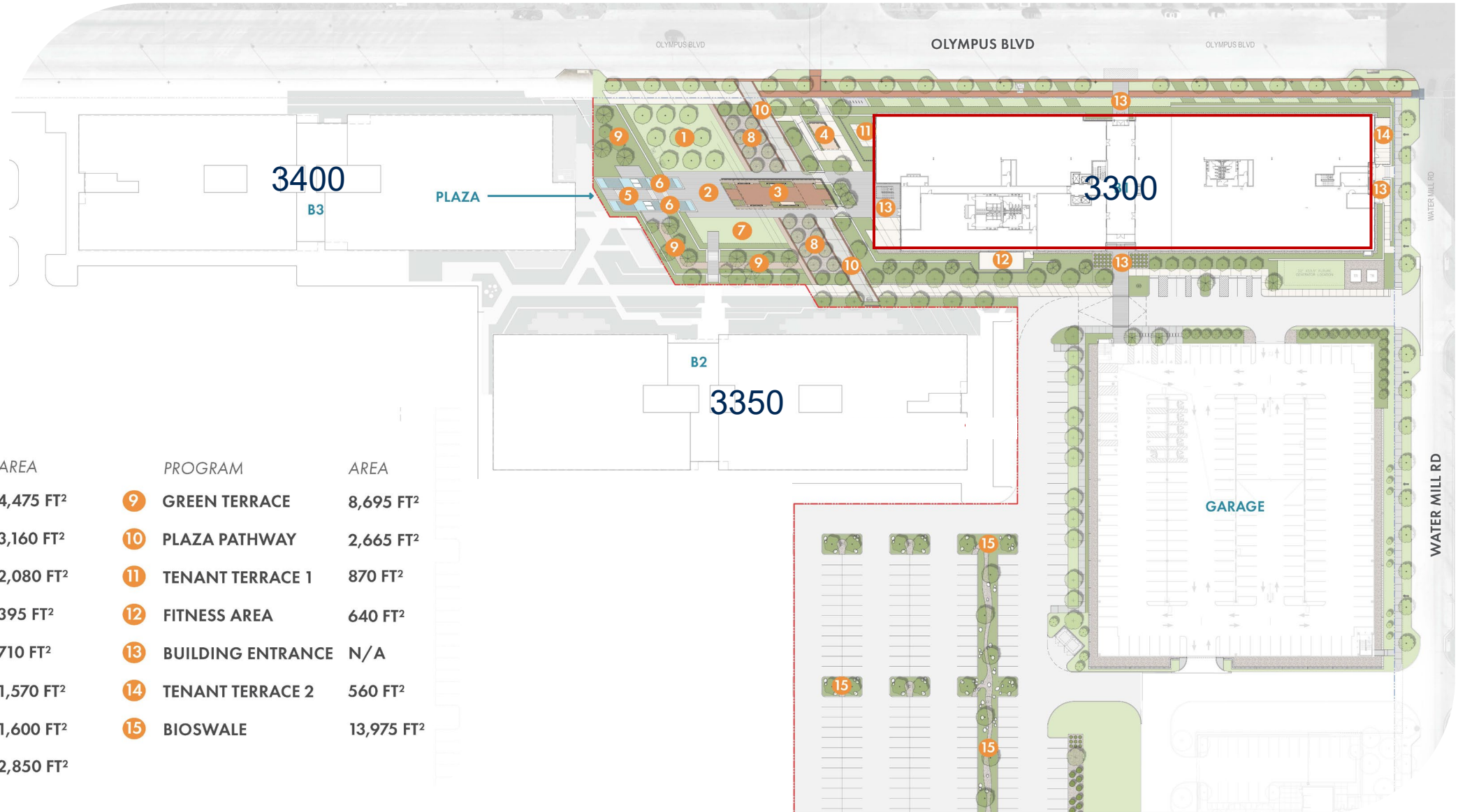
PODCAST ROOM



MEETING ROOM



SITE PLAN

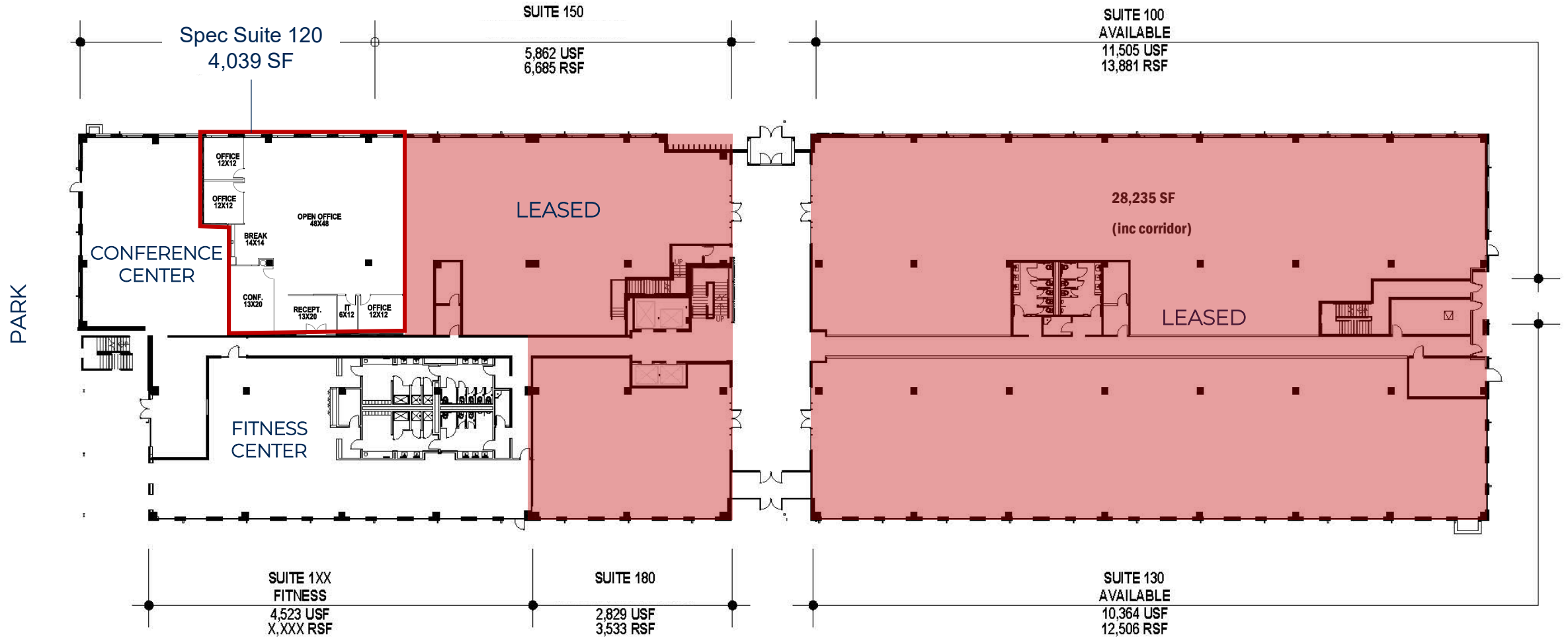


LEGEND

PROGRAM	AREA	PROGRAM	AREA
1 FOREST LAWN	4,475 FT ²	9 GREEN TERRACE	8,695 FT ²
2 PLAZA	3,160 FT ²	10 PLAZA PATHWAY	2,665 FT ²
3 EVENT PAVILION	2,080 FT ²	11 TENANT TERRACE 1	870 FT ²
4 SMALL PAVILION	395 FT ²	12 FITNESS AREA	640 FT ²
5 STEPS TO PLAZA	710 FT ²	13 BUILDING ENTRANCE	N/A
6 WATER FEATURE	1,570 FT ²	14 TENANT TERRACE 2	560 FT ²
7 EVENT LAWN	1,600 FT ²	15 BIOSWALE	13,975 FT ²
8 GRAVEL BOSQUE	2,850 FT ²		

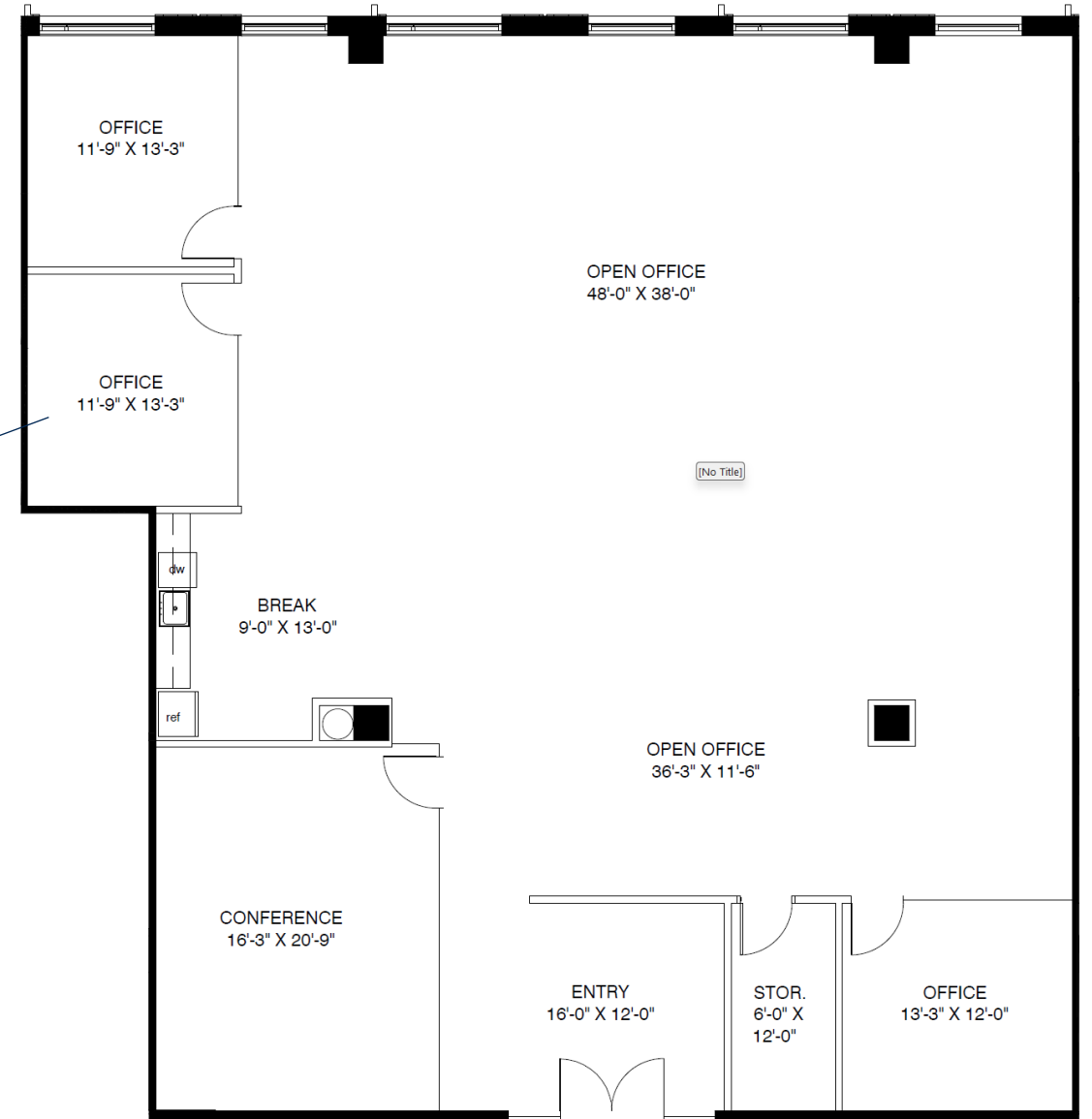
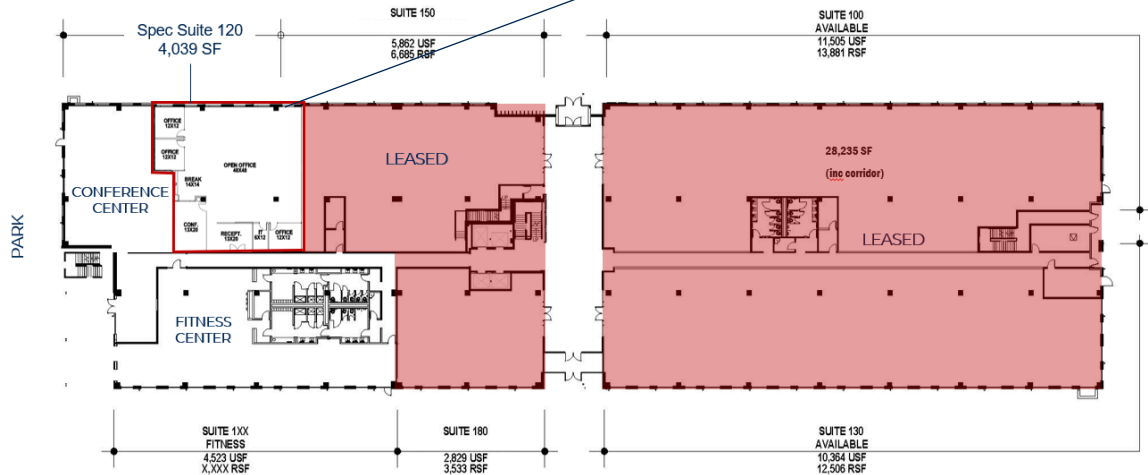
FLOOR PLAN

1st Floor – 4,039 SF Available



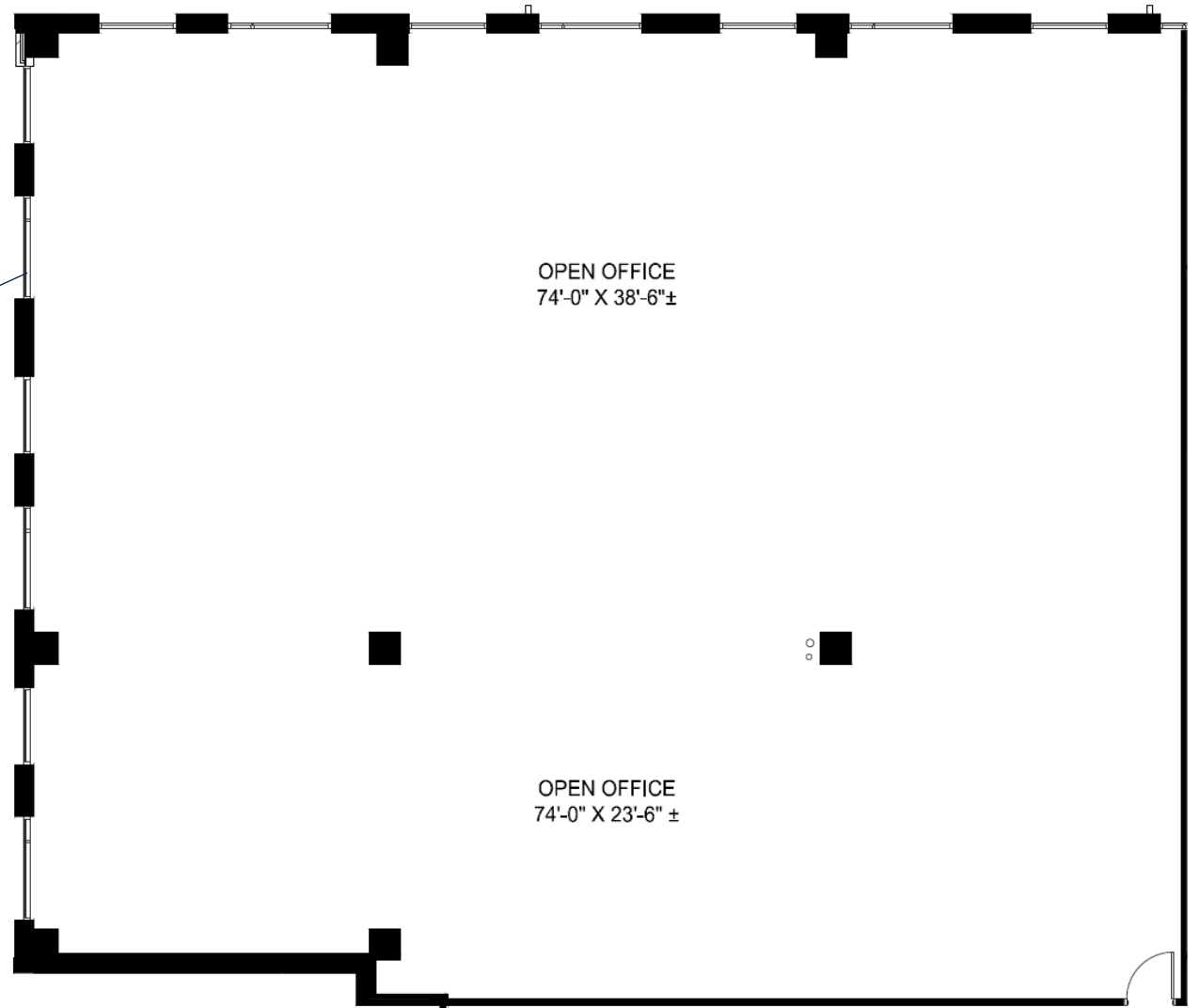
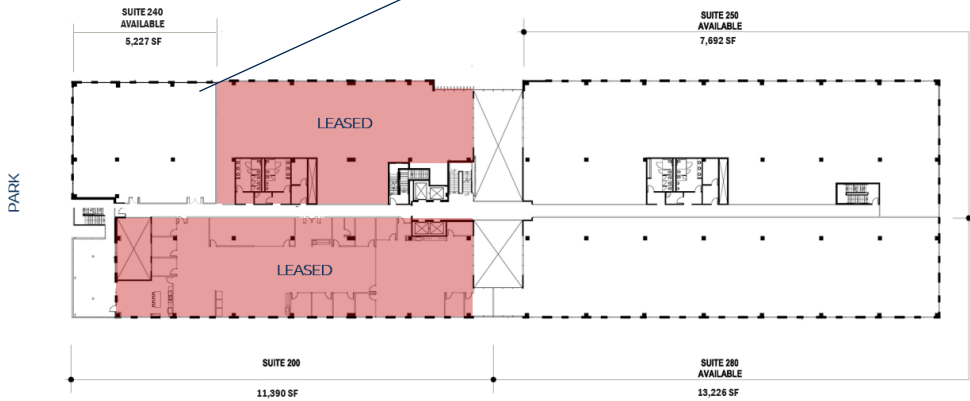
FLOOR PLAN

1st Floor – Suite 120 – 4,039 SF



FLOOR PLAN

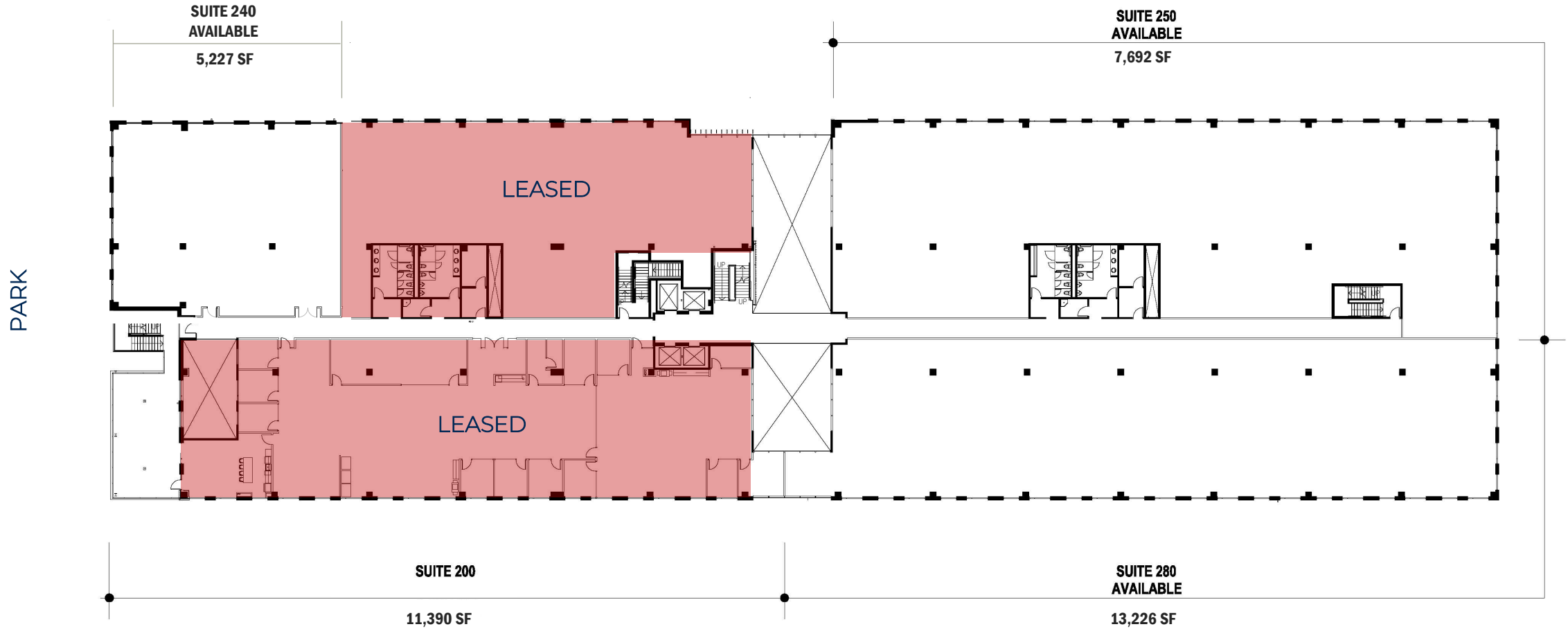
2nd Floor – Suite 240 – 5,227 SF



FLOOR PLAN

2nd Floor – 26,145 SF Available

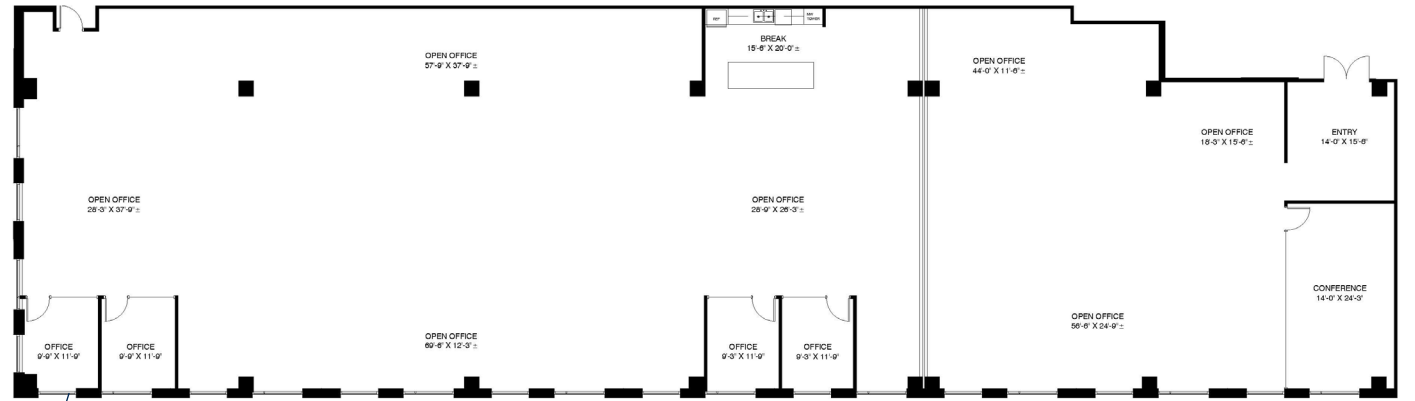
51,391 SF – Total Floor



FLOOR PLAN

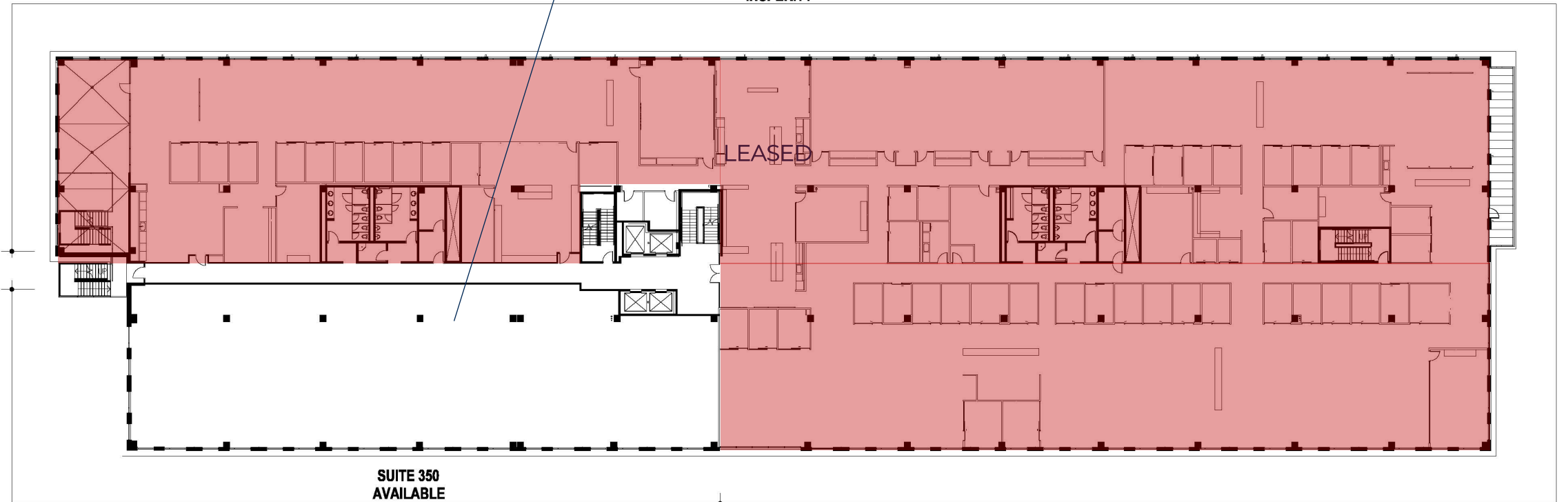
3rd Floor – 10,152 SF Available

51,391 SF Total Floor



**SUITE 300
INSPERITY**

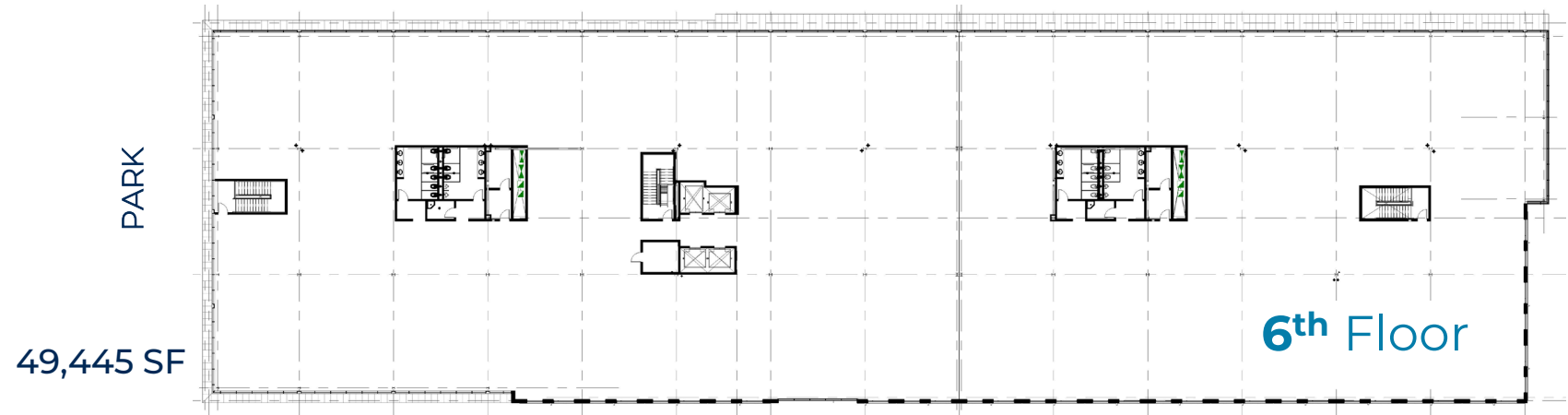
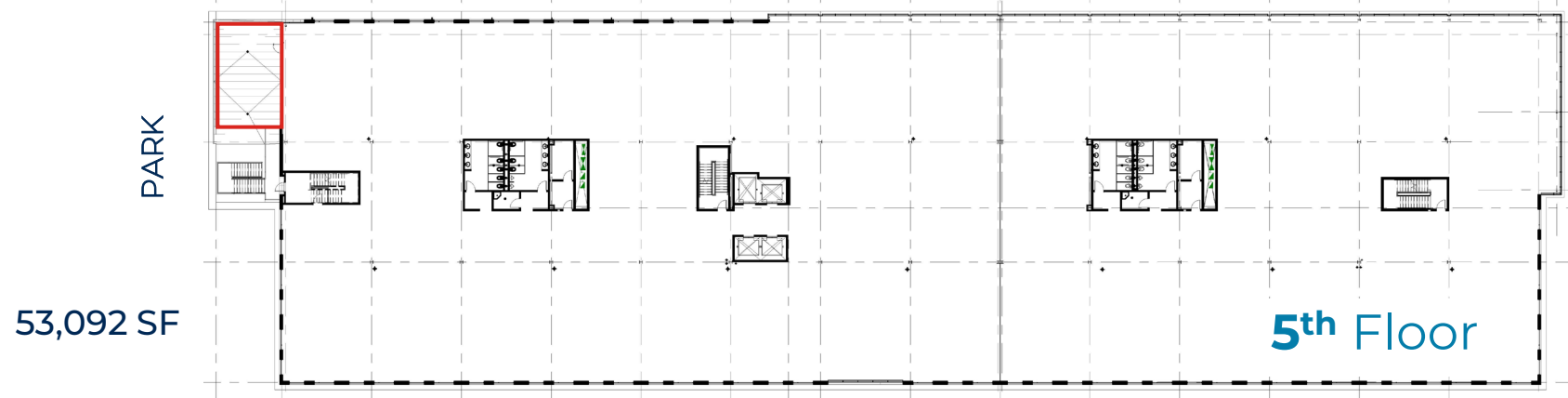
PARK











**SUITE 350
AVAILABLE
10,152 RSF
8,903 USF**

FLOOR PLAN

4th 5th & 6th Floors



12 Million Square Feet of Office Space

	Current Office Space 4.1 Million SF Today		10,000 Multi-Family Residences 2,929 Units Today + 541 Under Const.
	Future Office Space 12 Million SF Future		2 Schools Coppell ISD – Ranked #5 in Texas
	350,000 Sq. Ft. of Retail 273,592 SF Today		6 Miles of Trails 2.5 Paved 3.5 Unpaved Miles
	Future DART Light Rail Opens Q4 2025		LBJ/IH-635 Access From Olympus or Belt Line



On-Site Restaurants

A Quick Walk Or Short Drive On Campus

Other On-Site Retail:

- On-Site Health Clinic & Urgent Care
- CVS Pharmacy
- Two 7-Eleven Stores
- Enamel Dental
- Lux Nail Spa & Salon
- Applejacks Premium Spirits
- Amegy Bank
- Green Acres Nursery
- Momo Dumplings
- Cinnaholic
- La Duni Pastry Vending
- Miriam's Cocina – Coming Dec 2024
- White Rhino – Coming Spring 2025



Community Amenities



FITNESS CLASSES



FREE COFFEE BARS



CONCERTS



HIKE & BIKE TRAILS



CITY GOLF SIMULATOR



KINTO RIDE SHARE



DOG PARK



POP-UP MARKETS



GAMES IN PARKS



DRY CLEANING LOCKERS



EV+TESLA SUPER CHARGERS



ON-SITE HEALTH CLINIC



ON-SITE PRO SHOP
GEAR & LESSONS AVAILABLE



PICKLEBALL COURTS



TENNIS COURTS



9-HOLE PUTTING GREEN
CYPRESSWATERS.COM/GOLF



LOBBY FOOD DELIVERY



MOBILE APP

VISIT [CYPRESSWATERS.COM/AMENITIES](https://www.cypresswaters.com/amenities) OR DOWNLOAD OUR MOBILE APP



Tenant Events

Give Your Employees Community & Convenience

Live Music

Pop-Up Markets

Outdoor Movies

Fun Runs & 5Ks

Farmer Market

Cinco De Mayo Party

Fall Festival

Happy Hour

Dog Park

Wine Down Wednesday

Yoga in the Park

Boot Camp Classes

Meditation Classes

Booster Fuels

Fitness Centers

Art & Sculpture

Lobby Food Delivery

Wi-Fi in the Parks

Events at The Sound

Recycling Events

Charity Drives

Mobile App

Car Wash & Detail

Fitness Contest Challenges

Sustainability

For us it's not a fad. It's in our DNA.
Here's a snapshot of what we achieved in 2022.



878

Paper, Glass, & Plastic
TONS RECYCLED

33,752

Pounds of
E-WASTE RECYCLED

230,385

KW Hours of
ELECTRICITY SAVED

398,895

Gallons of
WATER SAVED

8,210

TREES PLANTED
(Since 2017)

Other services at Cypress Waters:

Daily Recycling

Electric Shuttle

Lake Water Irrigation

Shredding Events

Construction Recycling

EV Car Charging Stations

E-Waste Collection

Water Conservation

Renewable Electricity

Battery Recycling

Tree Planting

Green Janitorial Supplies

Why Billingsley – Experience

**REPUTATION
FOR QUALITY**

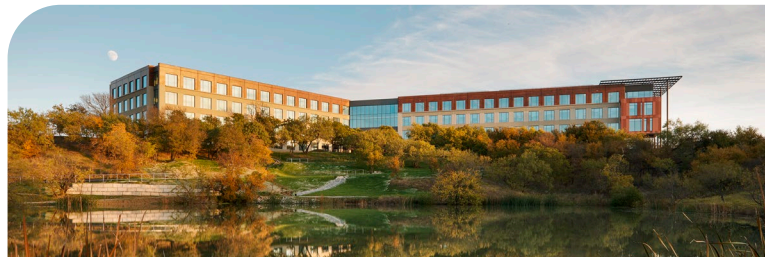
**FLEXIBLE
OWNERSHIP**

**INTEGRITY
& TRUST**

**SPEED TO
MARKET**

**PARTNER
RELATIONSHIPS**

**ROOM FOR
EXPANSION**



Amerisource Bergen – **300,000 SF**



7-Eleven Headquarters – **320,839 SF**



Brinker Headquarters – **216,300 SF**



Nokia Campus – **355,282 SF**



Signet Jewelers – **248,427 SF**



Corelogic – **328,494 SF**

Thank You.

For Leasing Info:

Lucy Burns 214.270.0998 | Marijke Lantz 214.270.0970

