



# VARISPACE SOUTHLAKE

1900 West Kirkwood Boulevard, Southlake, TX 76092

**379,898 RSF AVAILABLE FOR LEASE**

## Campus Highlights

- 10,000 SF Day Care Center
- Marriott Hotel and Conference Center with shuttle service to/from DFW Airport
- 44,000 sf Retail building with existing and newly planned restaurants
- 2.5+ miles of walking/jogging trails
- 38,000 sf Larry North Fitness Club, with two swimming pools (indoor/outdoor), racquetball courts, basketball courts, weight and cardio areas, spin classes, personal trainers, etc.
- Starbucks
- Structured Parking - 7/1,000 Parking Ratio
- 24 hour security
- 4 minutes from Southlake Town Square
- 6 minutes from DFW Airport
- Immediate access to a dense employee base
- Gathering spaces for employees and company events

### CHRIS TAYLOR

+1 972 663 9822

chris.taylor@cushwake.com

### JOHNNY JOHNSON

+1 972 663 9821

johnny.johnson@cushwake.com

2021 McKinney Ave., Suite 900 Dallas, Texas • Main +1 972 663 9600 • Fax +1 972 663 9999

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## *Varispace Southlake Amenities*

### BUILDING AMENITIES COMING SOON

- On-Site Community Manager and Culture Ambassador
- On-Site Cafe with a variety of fresh meal options
- Lobby Coffee Bar
- On-Site Fitness Center
- Shared Conference Rooms and Training Areas
- Shared Tenant Lounge Areas on each floor
- Social + Game Area

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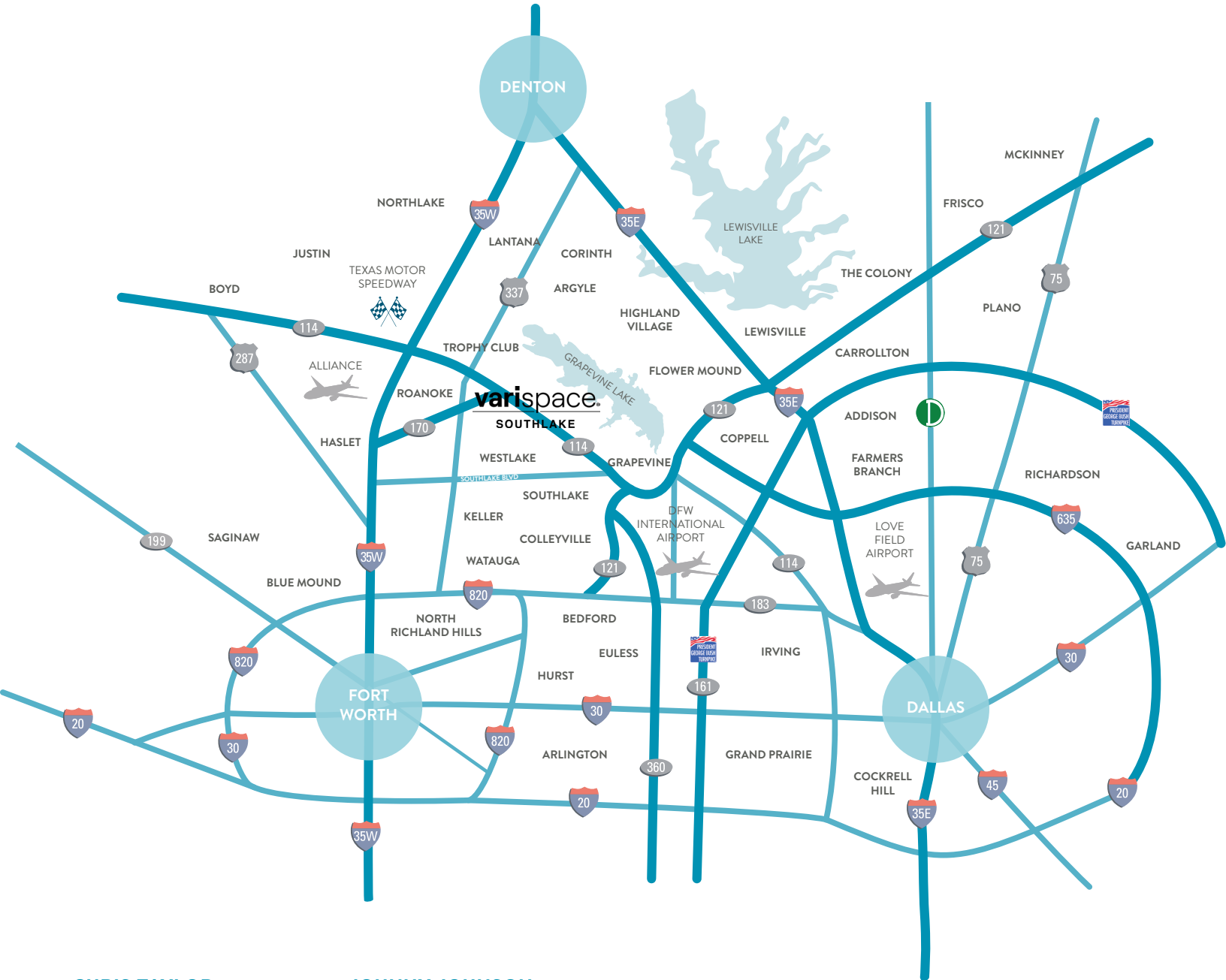
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## LOCATION & ACCESS



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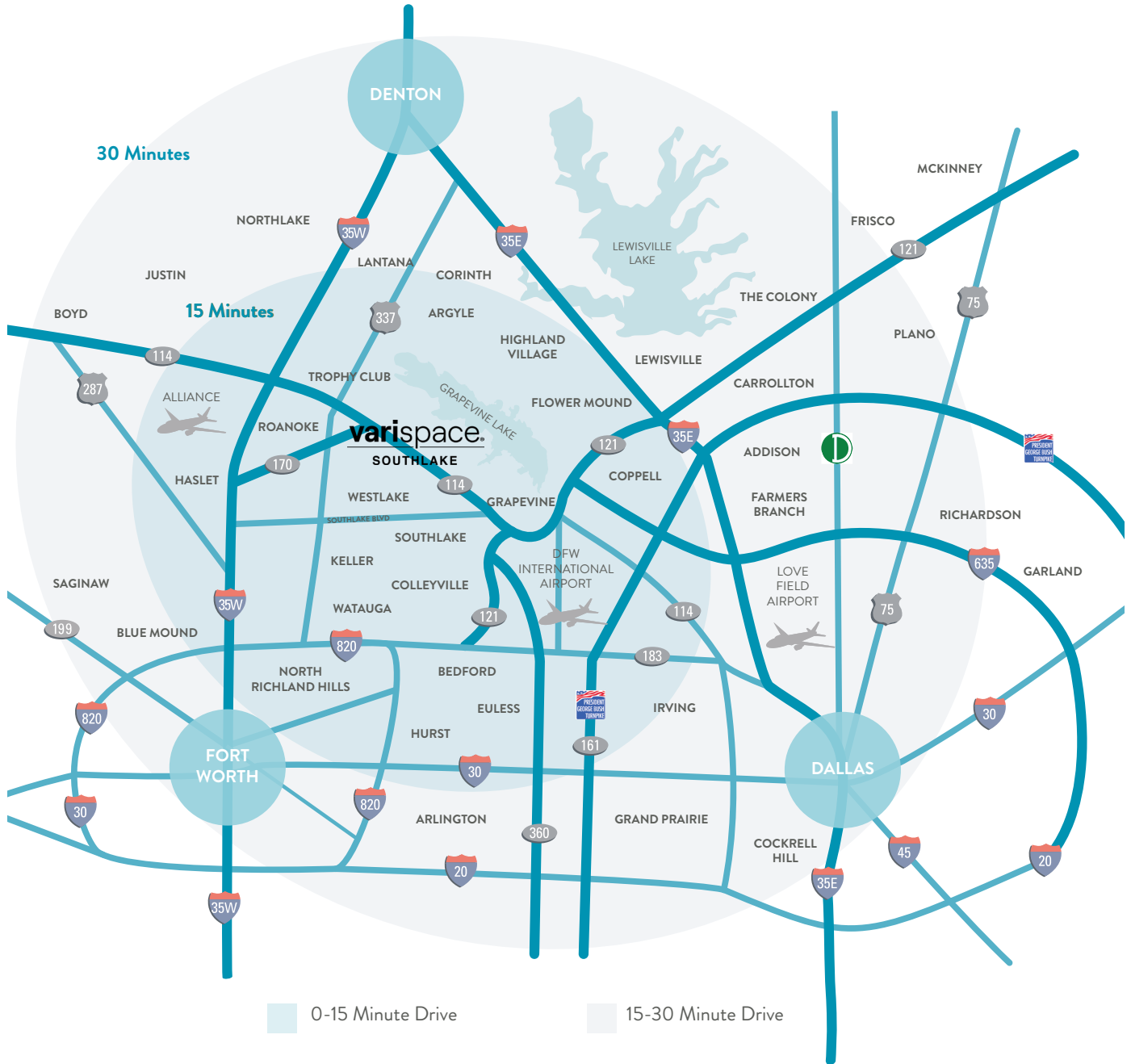
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**IN THE HEART OF THE METROPLEX**



0-15 Minute Drive

15-30 Minute Drive

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## THE PLAZA RETAIL



- 44,059 SF
- Newly Renovated Plaza Retail Building
- New Restaurant Concepts
- 10,000 SF Daycare Center
- Walking Distance to Office Buildings
- Adjacent to Marriott Hotel & Larry North Fitness Club

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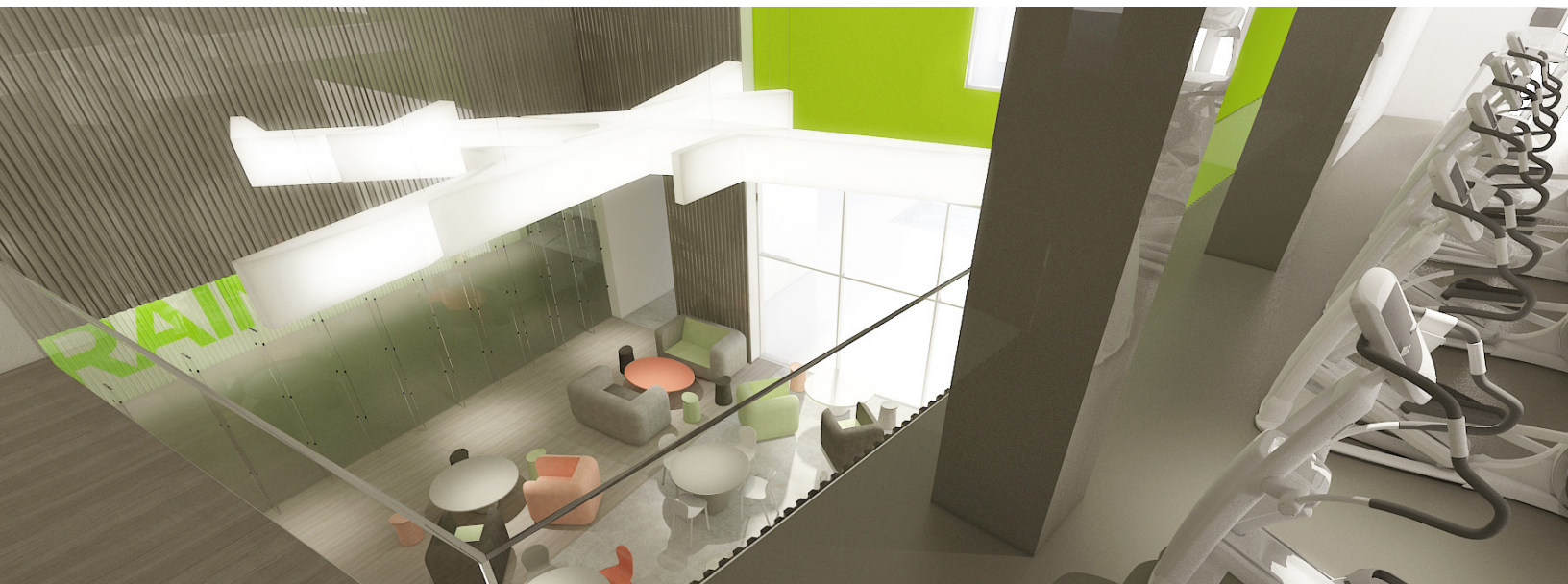
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## LARRY NORTH FITNESS CENTER



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## AREA INFORMATION



VariSpace Southlake is the quintessential corporate destination, providing access to some of the highest ranked residential communities and school systems in the DFW Metroplex. A community in itself, VariSpace Southlake offers all that a business and its employees could ask for. And then some.

### TOWN of WESTLAKE

#### Schools

Northwest ISD  
Keller ISD  
Carroll ISD

#### Hotels

Solana Marriott  
Entrada  
Champions Circle Marriott  
Hampton Inn  
Comfort Suites

#### Golf Courses

Trophy Club Country Club  
Vaquero Club  
The Golf Club at Champion's Circle

#### Restaurants

Twisted Root Burger  
Dove Creek Cafe  
Vинny's Italian Restaurant  
The Classic Cafe  
Mi Familia  
Christina's Fine Mexican Restaurant  
Dickey's Barbecue Pit  
INZO Italian Kitchen  
Bayou Jack's Cajun Grill  
Fish & Knife Japanese Cuisine  
Babe's Chicken Dinner House  
Hard Eight BBQ

Texas Motor Speedway

### TOWN of SOUTHLAKE

#### Schools

Northwest ISD  
Keller ISD  
Carroll ISD

#### Hotels

Southlake Hilton

#### Golf Courses

Timarron Country Club  
Cowboys Golf Club

Southlake Town Square

#### Restaurants

Blue Mesa Cafe  
Brio Tuscan Grille  
Cafe Express  
Campania Pizza & More  
Jack's Porch  
Kobeya Japanese Hibachi  
Mi Cocina  
Rockfish Seafood Grill  
Snuffers Restaurant  
Taco Diner  
Thai Chili  
Truluck's Seafood  
The Wine Loft  
Del Frisco's Grill

### TOWN of GRAPEVINE

#### Schools

Grapevine-Colleyville ISD

#### Restaurants

Old Hickory Steak House  
Riverwalk Cantina  
Tolbert's Restaurant  
BB & Luigi's Steakhouse  
Rainforest Cafe

Daan Asian Sushi Bar  
Love & War in Texas  
Saltwater Willy's  
Dallas Pit BBQ  
Fuddrucker's  
Cozymels Coastal Mex  
Big Fish Seafood

#### Hotels

Gaylord Texan  
Great Wolf Lodge  
Hilton DFW Lakes  
Hyatt Place  
Holiday Inn Express  
Grapevine  
Homewood Suites  
Hilton Garden INN DFW  
Hampton Inn DFW

#### Golf Courses

Grapevine Golf Course  
The Lakes Sports Club  
Southwest Greens

Grapevine Mills Mall

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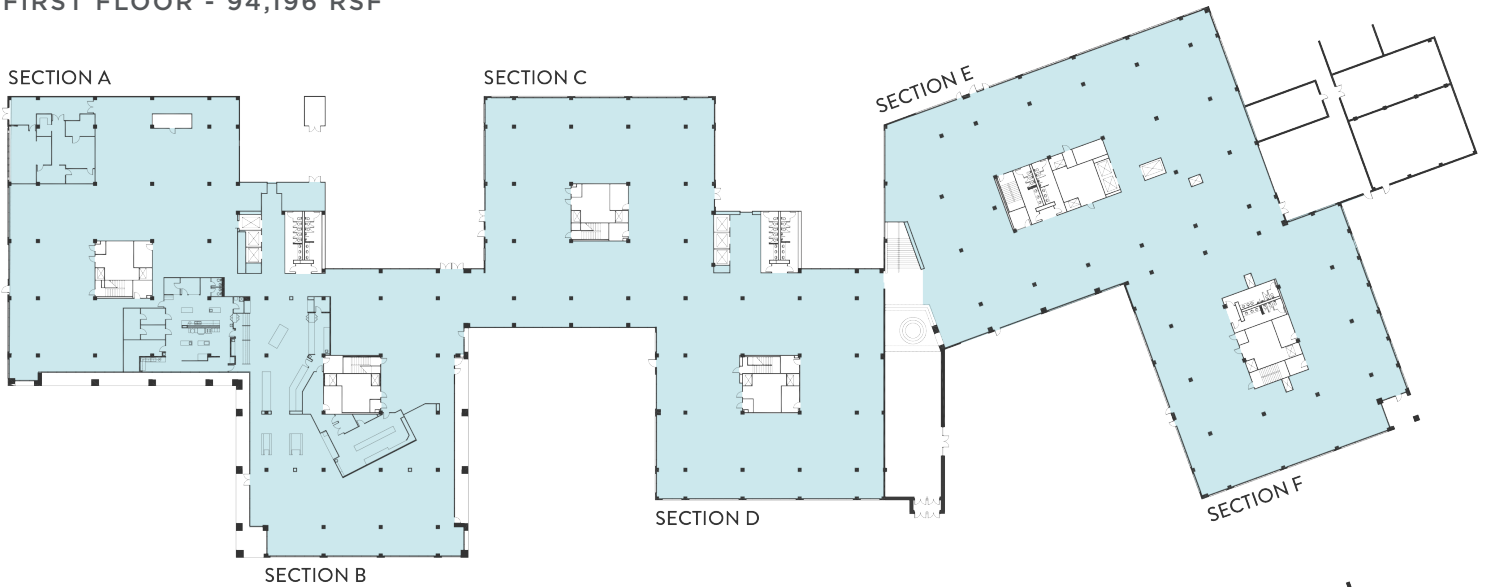
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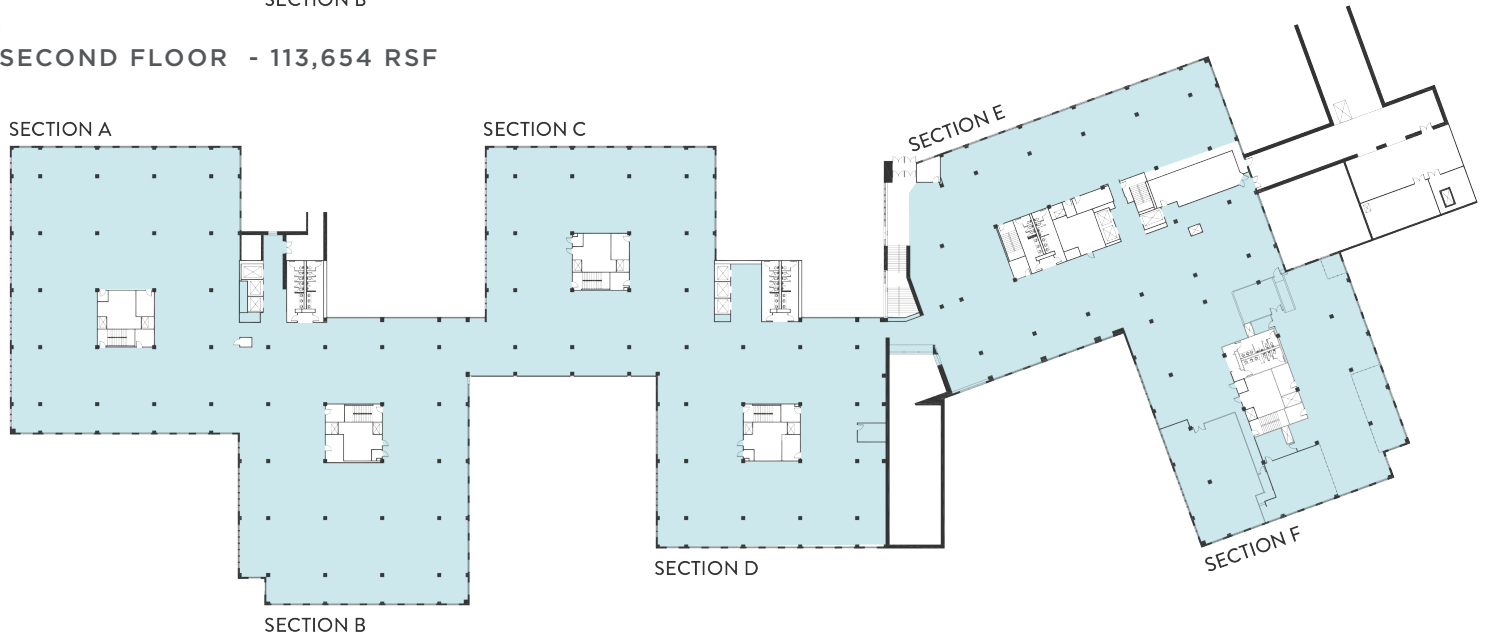
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## FIRST FLOOR - 94,196 RSF



## SECOND FLOOR - 113,654 RSF



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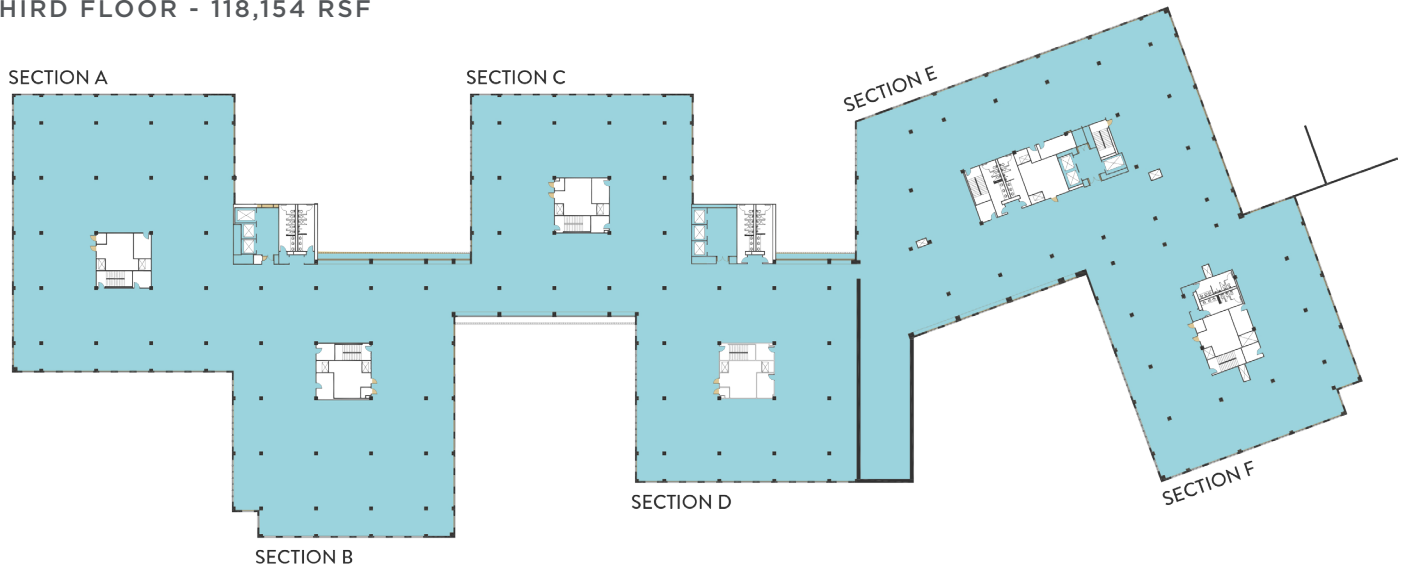
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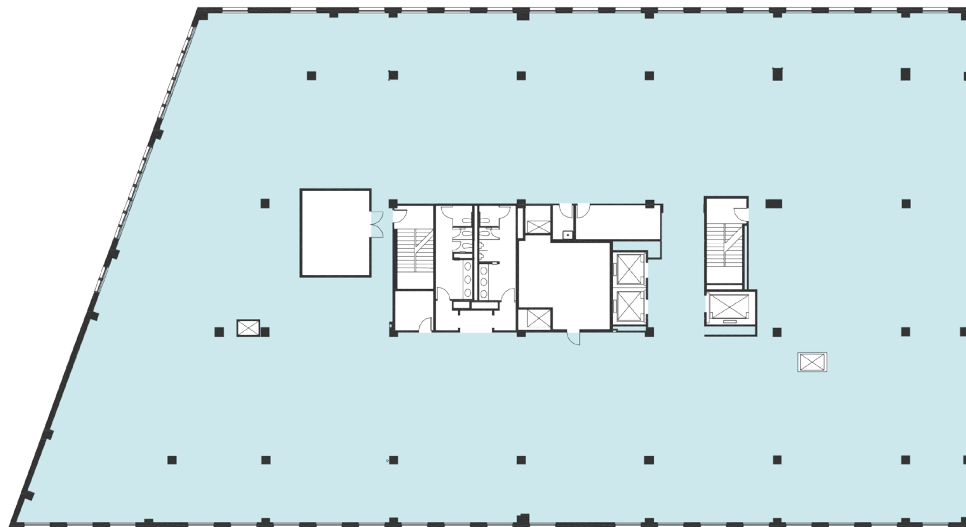
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## THIRD FLOOR - 118,154 RSF



## FOURTH FLOOR - 26,950 RSF



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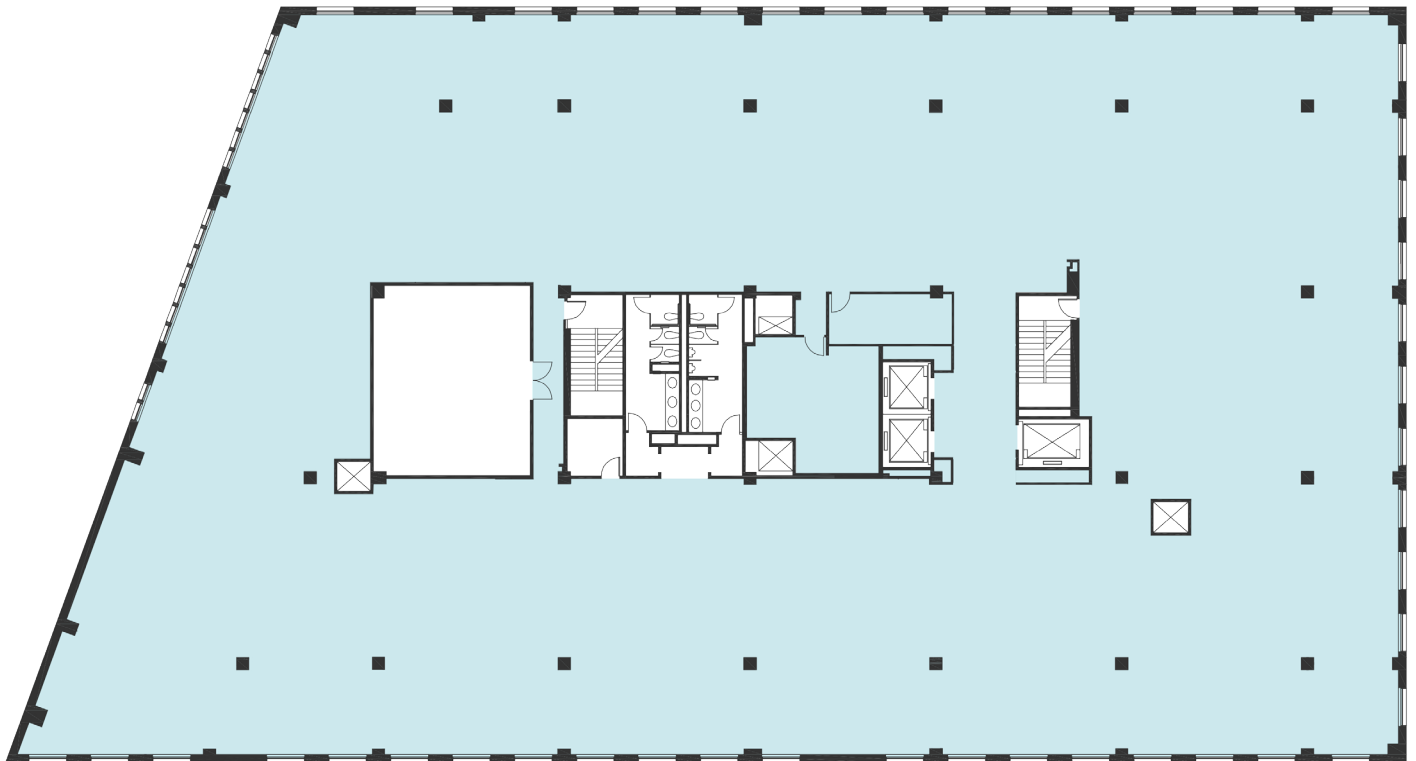
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**FIFTH FLOOR - 26,945 RSF**



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