

# FOR LEASE

## AVAILABLE SUITES

Suite 200 - 15,126 SF

Suite 300 - 17,052 SF

\$18 / SF + NNN



# 450 E. JOHN CARPENTER FWY

UP TO 32,178 SF OF CONTIGUOUS SPACE

## LEASING TEAM

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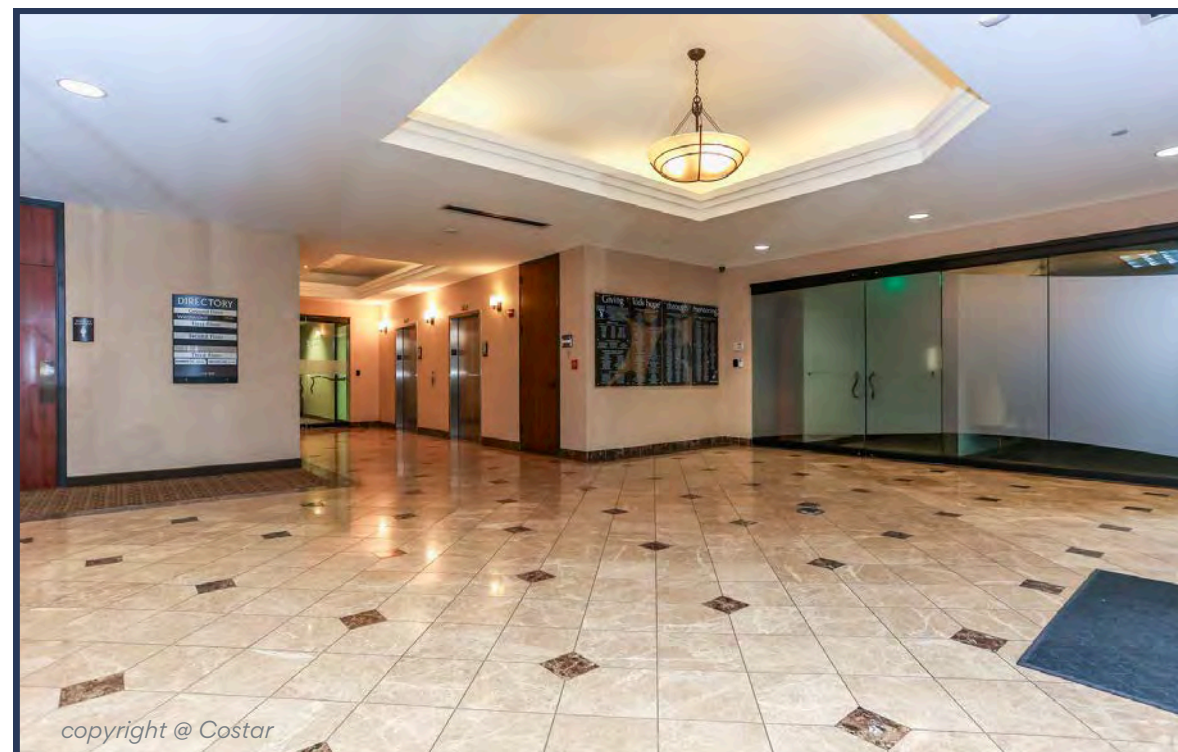


# PROPERTY OVERVIEW:

This **recently renovated Class B office building** offers up to **32,178 SF of contiguous space** in the heart of the Las Colinas Urban Center. Tenants benefit from **high visibility, quick access to major highways** and both DFW and Love Field airports, plus proximity to top local amenities including the Toyota Music Factory, Las Colinas Country Club, Constellation Club, and Aloft Las Colinas making it ideal for tenants seeking both convenience and prestige.

## PROPERTY HIGHLIGHTS:

- Up to 32,178 SF available (Suites 200 & 300)
- Renovated in 2023
- Class B office in Las Colinas Urban Center on 2.71-acre site
- 4.94/1,000 parking ratio
- Shared conference room & break area
- Excellent views of Las Colinas
- Frontage on John Carpenter Freeway (over 102,000 VPD) and easy access to Hwy 114, Loop 12, and Hwy 161





# LOCATION HIGHLIGHTS:

450 E. John Carpenter Fwy | Irving, 75062

Las Colinas is a **nationally recognized master-planned business district that blends urban energy with suburban comfort**. Home to **eleven Fortune 1000 companies** and ten of the 25 largest public firms in DFW, it's a **magnet for corporate headquarters across tech, finance, healthcare, and aerospace**. Managed by the Las Colinas Association, the area upholds high standards of architecture, aesthetics, and security—ensuring long-term value for tenants and owners alike.

## TRANSPORTATION

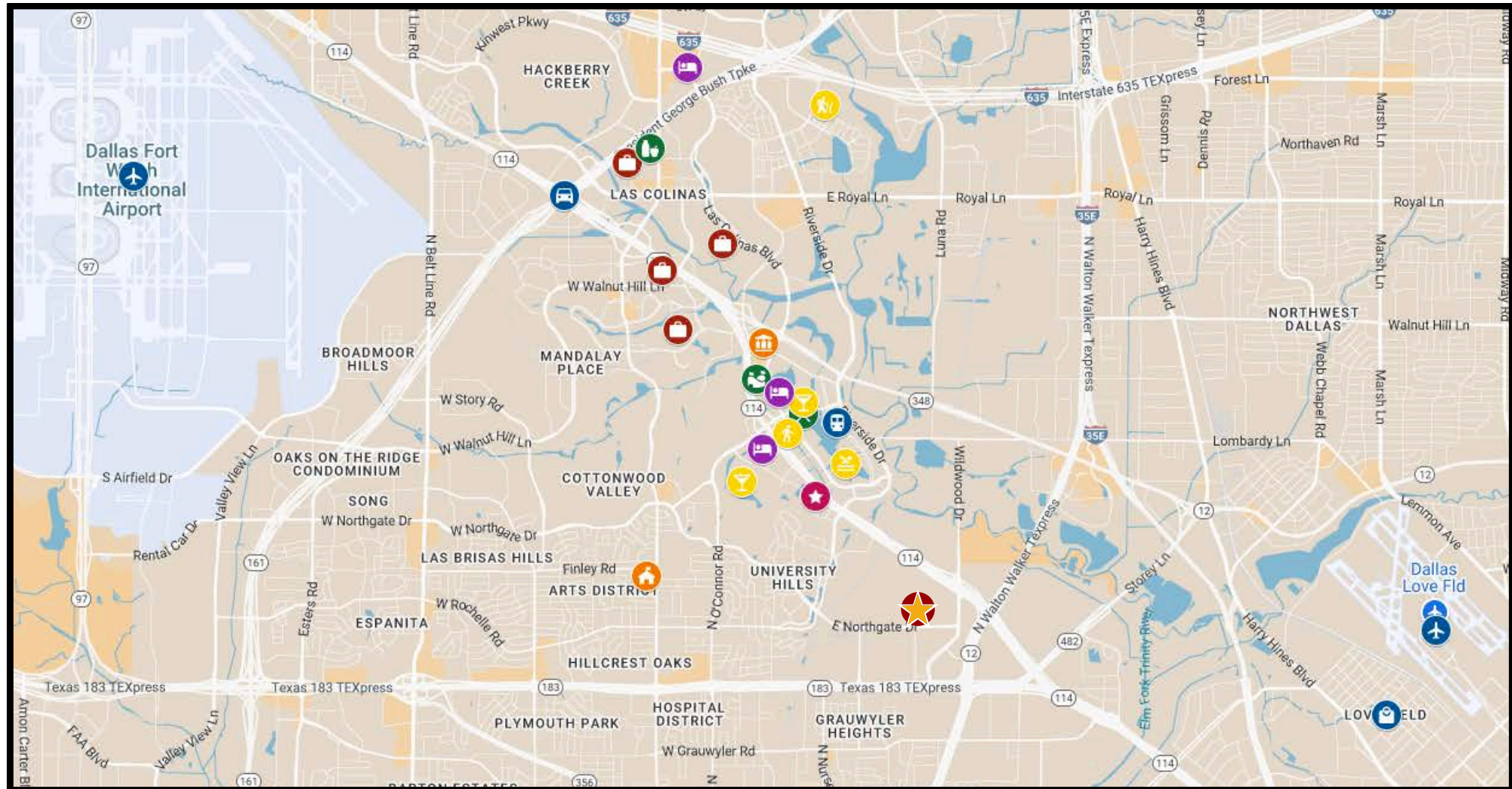
- DFW Airport
- Dallas Love Field
- John Carpenter Fwy
- Las Colinas Urban Center Station (DART)
- Highway 114 & 161 Interchange

## MAJOR EMPLOYERS

- ExxonMobil Campus
- Microsoft
- Pioneer Natural Resources
- CVS Regional HQ

## POINTS OF INTEREST

- Toyota Music Factory
- Las Colinas Country Club
- Constellation Club
- Aloft Las Colinas
- & More



[DETAILED MY MAPS](#)





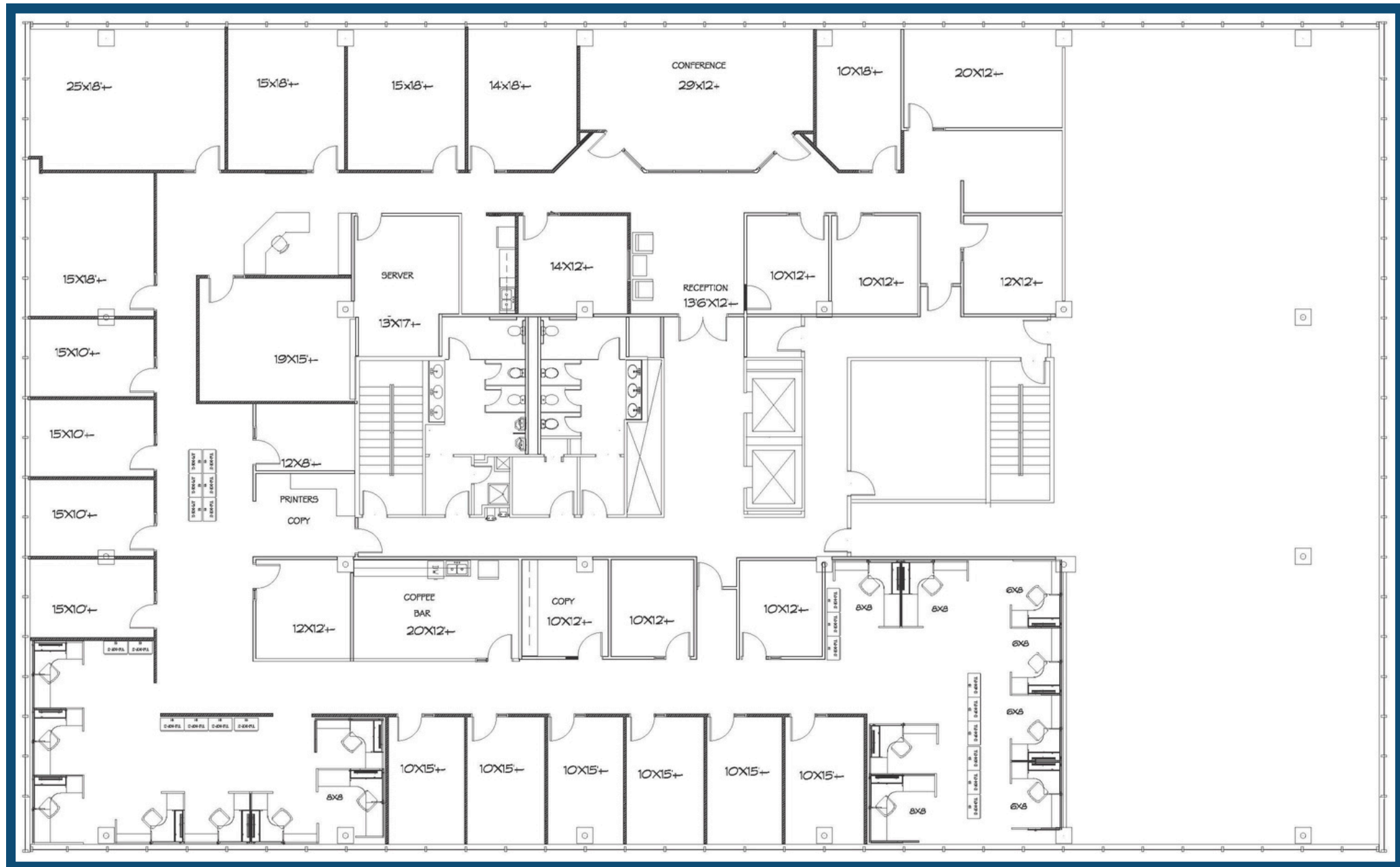


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# 450 E. John Carpenter Fwy | Irving, 75062

\$20 / SF + NNN

## LEASING TEAM

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