

# THE OFFICES AT FIREWHEEL TOWN CENTER



  
SIMON®

 JLL

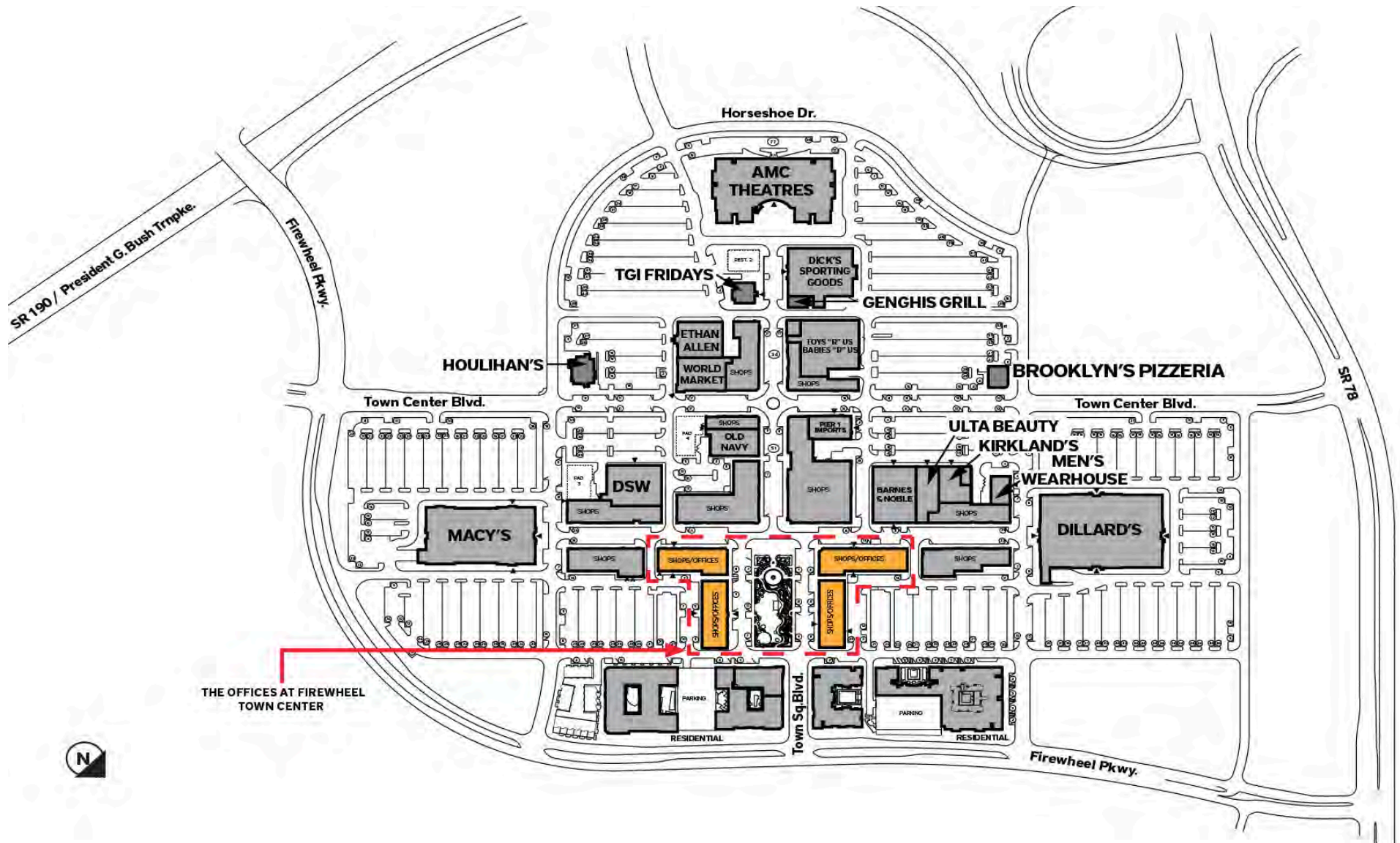
# COMPARABLE PROPERTIES

Firewheel Town Center is a live-work-play destination conveniently located in Garland off of the President George Bush Turnpike and Highway 78. With over one million SF of retail, restaurants and entertainment, Firewheel Town Center offers its tenants a variety of amenities complete with a beautiful park, bike racks and fountains. It is the ideal boutique office setting for tenants looking to office close to the action with the convenience of being close to the community.

- Available suites range from 700-8,000 RSF
- Secure card-key access
- On-site property management and engineering
- Walkable restaurants, retail, entertainment and residential
- Convenient surface parking adjacent to office building
- Estimated annual foot traffic of 14 million customers
- Up to 5 per 1,000 SF parking
- Signage available



# SITE PLAN

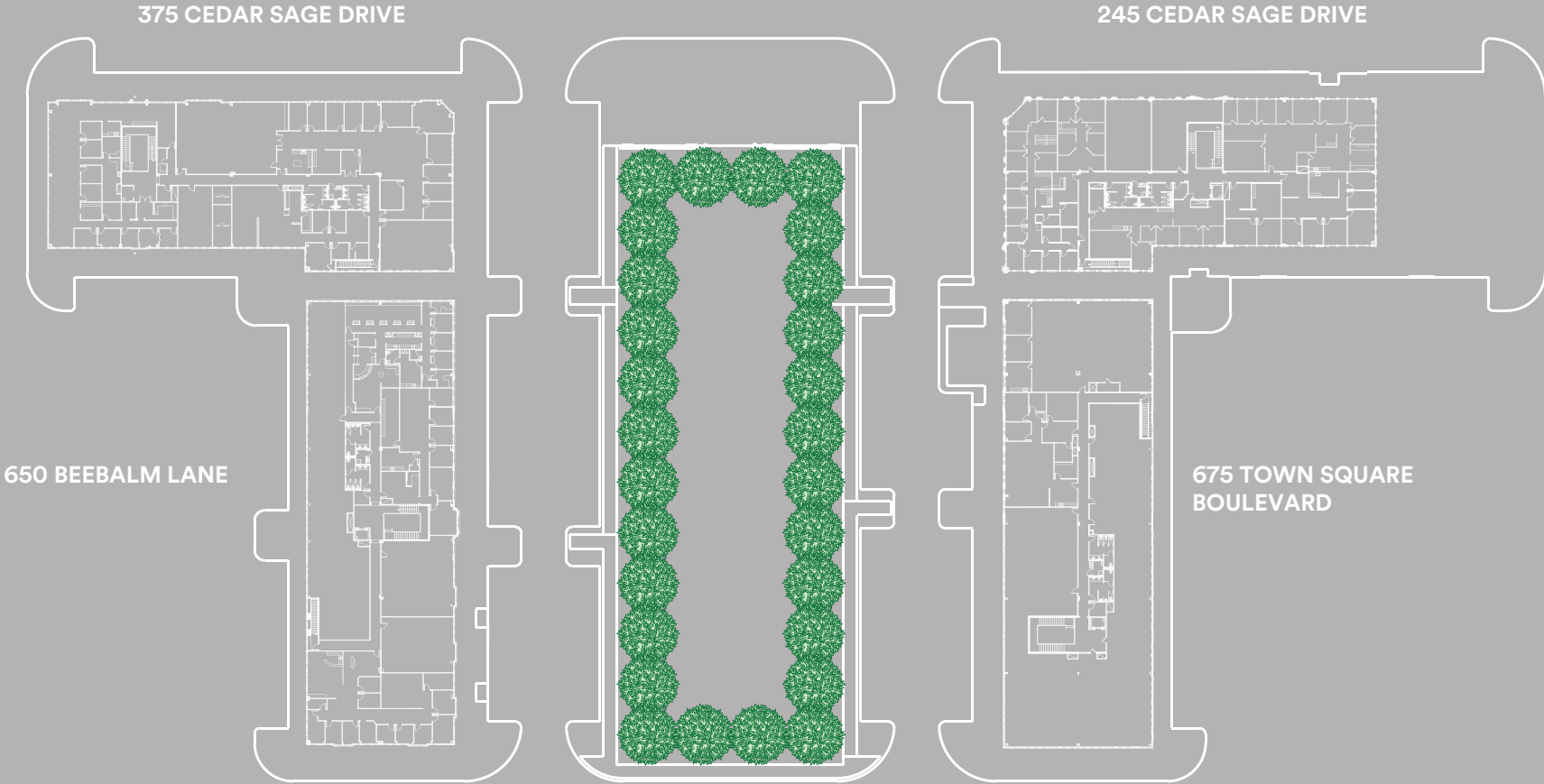


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# SITE PLAN DETAIL





# AERIAL VIEW



SR 190 / GEORGE BUSH FWY.

CRIST RD.

SR 78

Residential

Residential

FIREWHEEL PKWY.



# LIVE, WORK, PLAY, SHOP

## RESTAURANTS

Gloria's  
Fish City Grill  
Panera  
In N Out Burger  
Pei Wei  
Chipotle  
Starbucks  
Flying Fish  
Genghis Grill  
Vivi Bubble Tea  
Nestle Tollhouse Café  
Sonic Drive-In  
Auntie Anne's Pretzels  
Eddie Napoli's Italian Bistro  
Cristina's  
Scotty P's Hamburgers  
Dickey's BBQ  
Potbelly

## ENTERTAINMENT

AMC Theatres  
Pinot's Palette  
Allure Nail Spa  
Massage Envy

## SHOPPING (partial list)

Macy's  
Dillard's  
Dick's Sporting Goods  
DSW  
Old Navy  
World Market  
Ethan Allen  
Toys R Us  
Pier 1 Imports  
Barnes and Noble  
ULTA Beauty  
White House Black Market  
James Avery

## RESIDENTIAL

Parkside at Firewheel  
(594 Units)



For more information regarding this unique opportunity, please contact the following leasing professionals:

**Ruth Griggs**

214 438 6487

[ruth.griggs@am.jll.com](mailto:ruth.griggs@am.jll.com)

**Lauren Halstedt**

214 438 6155

[lauren.halstedt@am.jll.com](mailto:lauren.halstedt@am.jll.com)



