



INTERNATIONAL BUSINESS PARK



BILLINGSLEY
COMPANY

**IBP XVII - 6201 PLANO PARKWAY
PLANO, TX 75093**



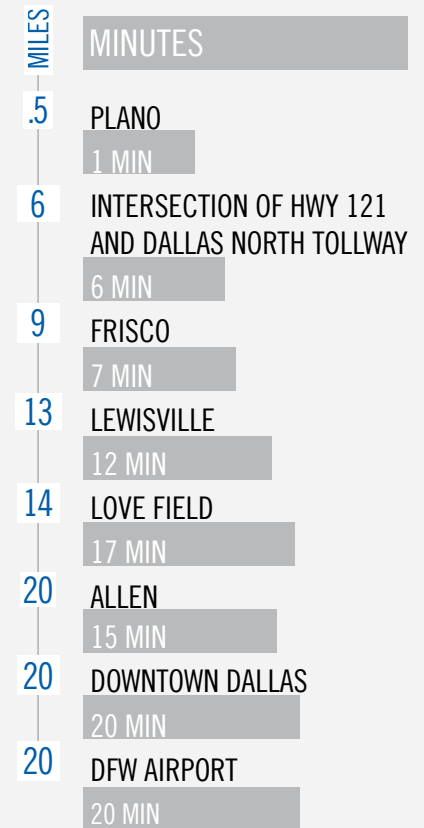
INTERNATIONAL BUSINESS PARK

LOCATION



DRIVE TIME

Immediate access to SH 190 makes commuting convenient from any location.

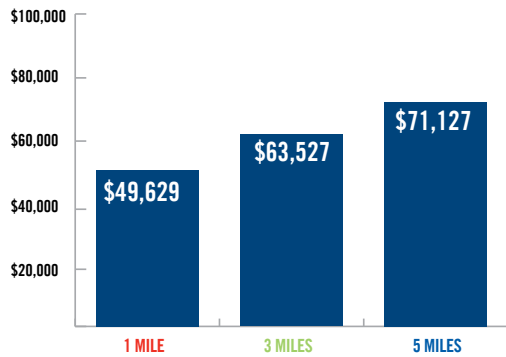




INTERNATIONAL BUSINESS PARK

DEMOGRAPHICS

2017 MEDIAN HOUSEHOLD INCOME

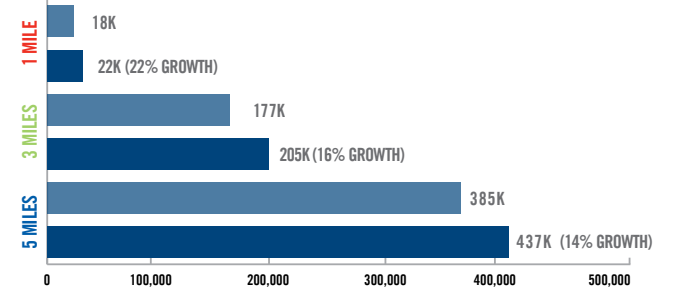


AREA AMENITIES

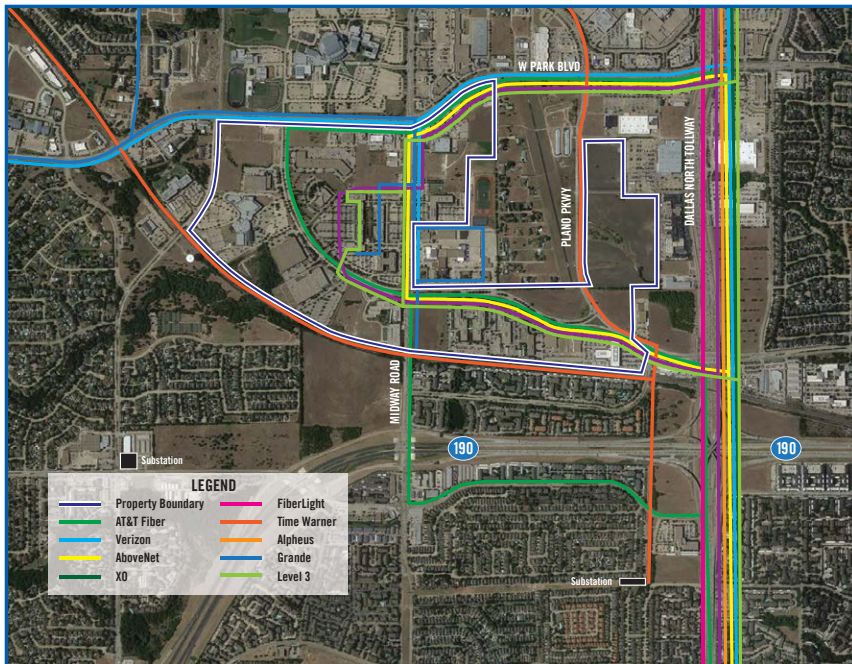


	1 MILE	3 MILES	5 MILES
BANKS	8	72	100
CLEANERS	6	46	64
DAY CARES	7	25	45
PHARMACIES	3	19	32
RESTAURANTS	52	233	406
SCHOOLS	4	71	120
SHOPPING/RETAILERS	43	445	715

2017 POPULATION EXPECTED POPULATION GROWTH THRU 2022



DATA AND FIBER



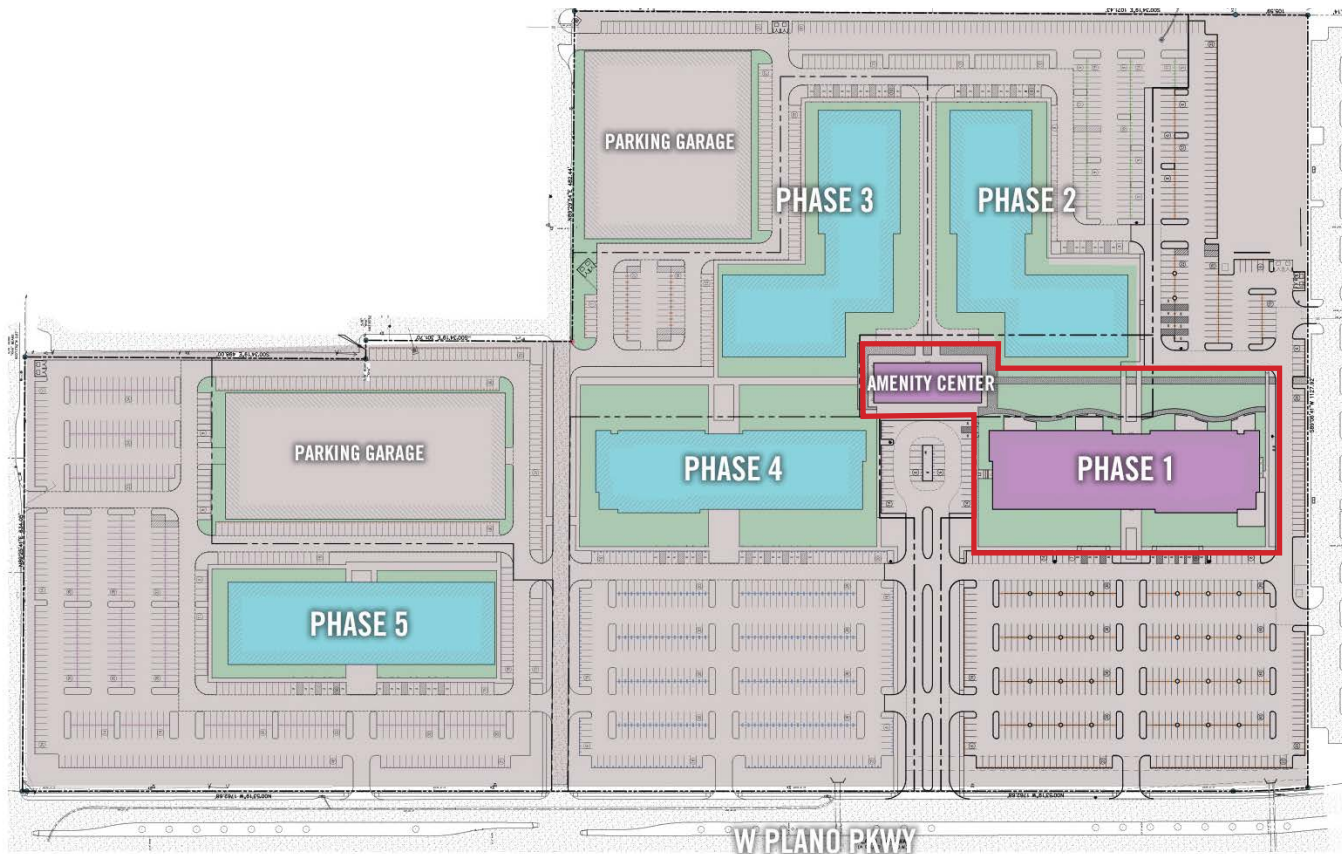
ACCESS





INTERNATIONAL BUSINESS PARK

- FOUR STORIES
 - 5/1,000+ PARKING
 - AMENITY CENTER - FITNESS & EVENT SPACE
 - 5 PHASES - EXPANSION OPTIONS
 - AVG FLOOR PLATE: 42,800 SF
- PHASE 1: 171,333 SF
 - PHASE 2: 210,078 SF
 - PHASE 3: 210,078 SF
 - PHASE 4: 171,333 SF
 - PHASE 5: 185,328 SF



MASTER PLAN

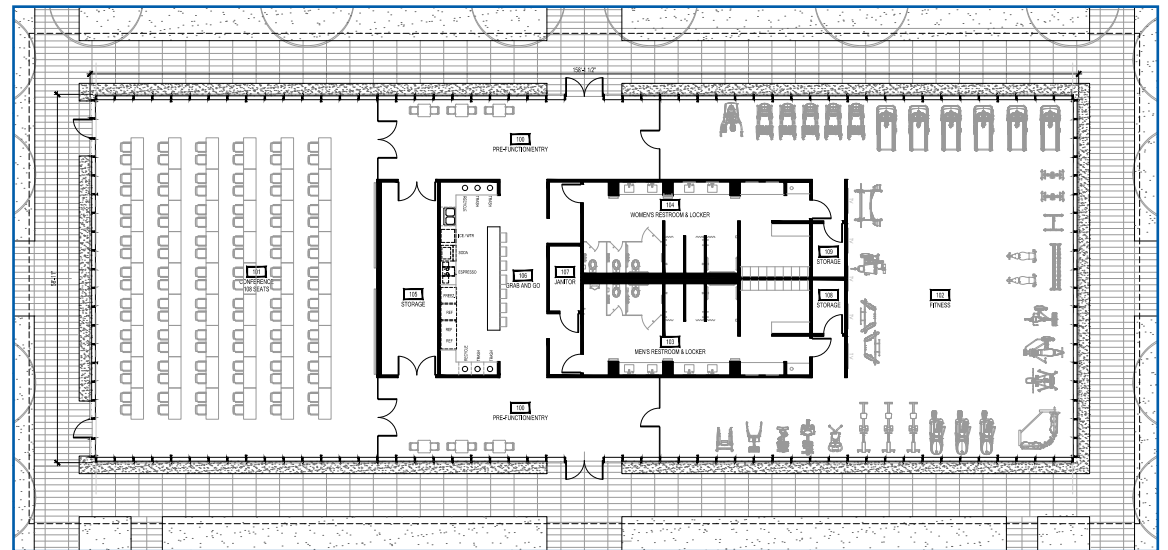


FOR LEASING INFORMATION: Trevor Franke or Gini Rounsaville | 214.438.6100



ON-SITE AMENITY CENTER

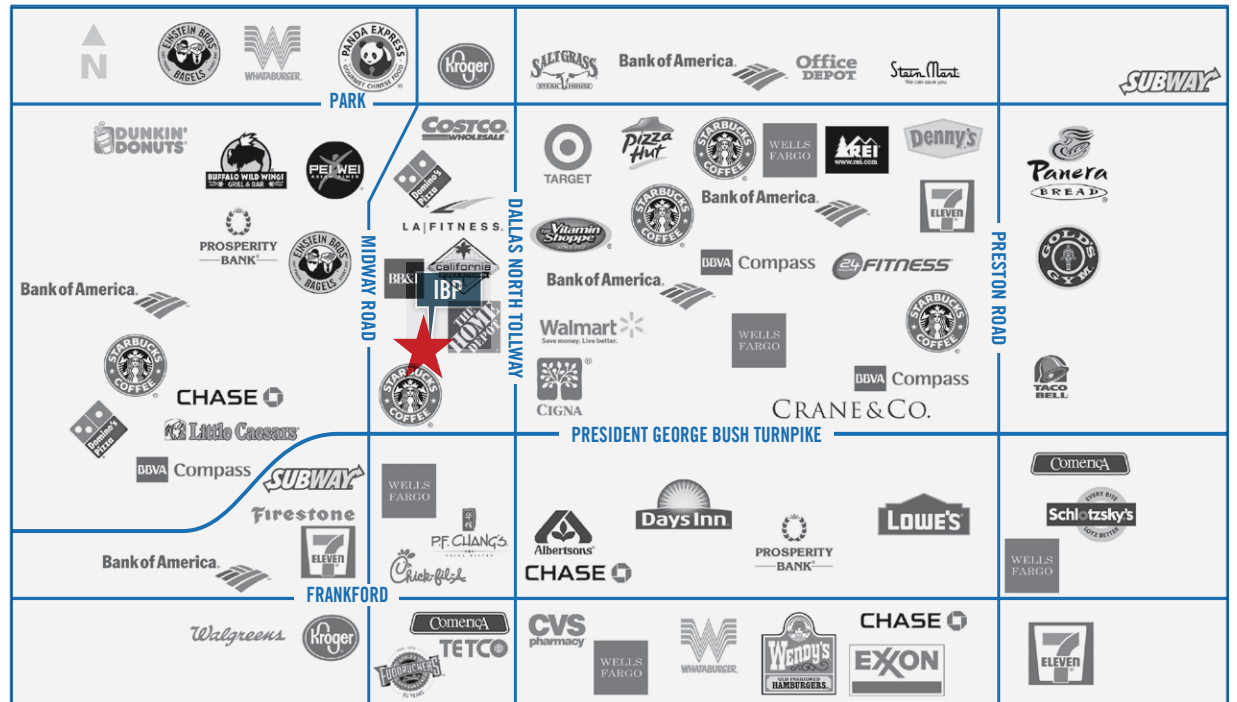
- 108 SEAT CONFERENCE ROOM & EVENT SPACE
- 4,300 SF FITNESS CENTER WITH WELLNESS CLASSES
- LOCKER ROOMS WITH SHOWERS & TOWEL SERVICE
- TENANT LOUNGE WITH COFFEE BAR
- GRAB AND GO MINI MARKET
- OUTDOOR SEATING WITH WI-FI
- ART AND SCULPTURE THROUGHOUT

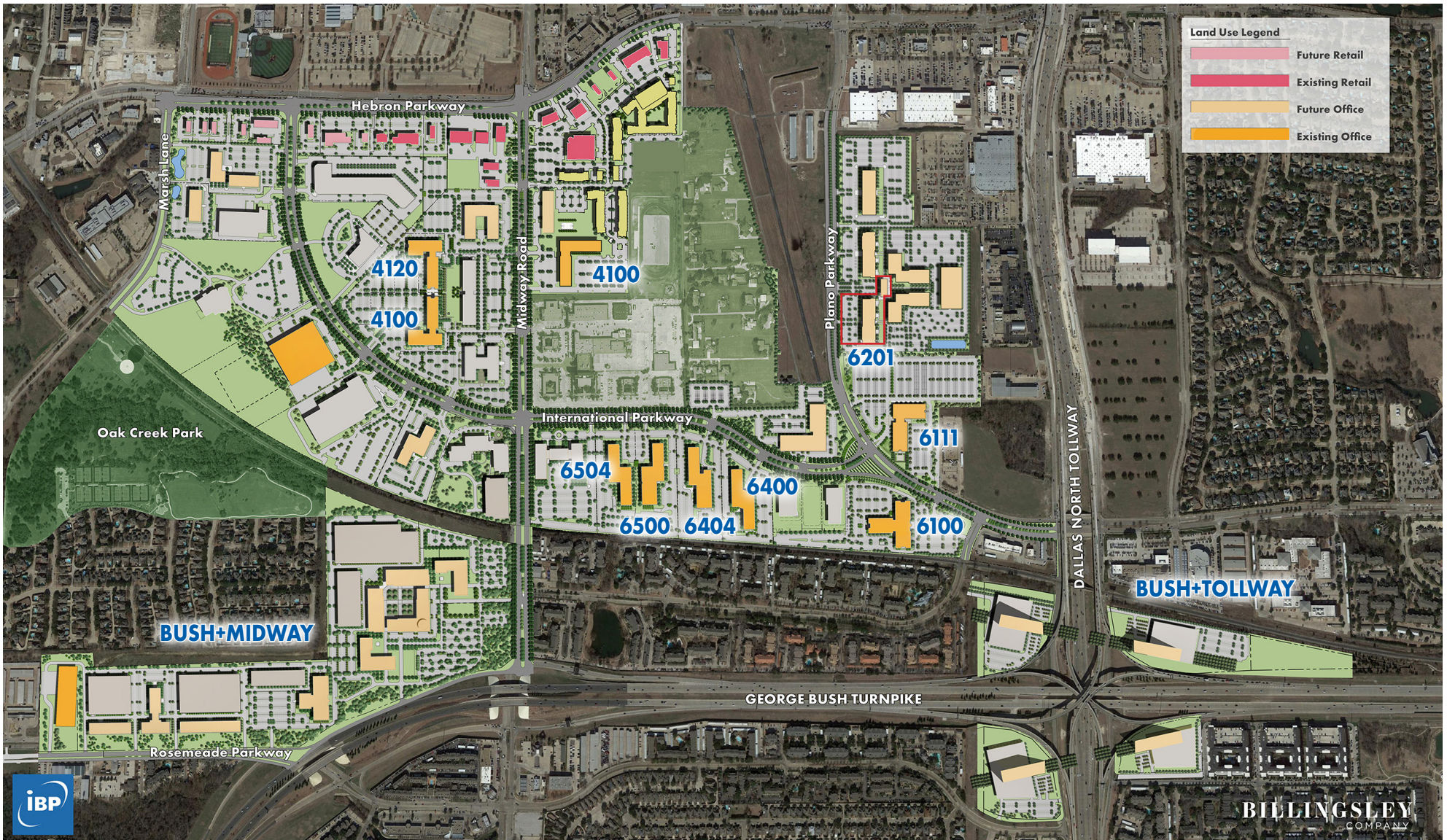




ADDITIONAL AMENITIES

- FOOD TRUCKS & LOBBY FOOD DELIVERY SERVICE
- ON-DEMAND AUTO WASH/DETAIL & CAR REFUELING
- OUTDOOR AREAS WITH GRILLS & WI-FI
- BOMA/TOBY AWARD WINING PROPERTY MANAGEMENT TEAM
- MONTHLY TENANT EVENTS & CONTESTS
- UNBEATABLE ACCESS TO NORTH DALLAS AND THE DNT
- TOP-OF-BUILDING SIGNAGE OPPORTUNITIES WITH DALLAS NORTH TOLLWAY & SH 190 EXPOSURE
- WALKING DISTANCE TO SHOPS AT WILLOW BEND AND RETAIL ON PARK BLVD
- CLASS AA DRIVE-UP APPEAL
- 50+ RESTAURANTS & 7 HOTELS WITHIN 5 MINUTE DRIVE





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2019 BOMA/TOBY INTERNATIONAL WINNER - OUTSTANDING BUILDING OF THE YEAR: International Business Park received the highest honor in the Low Rise Suburban Office Park category. This award not only recognizes the aesthetics of the buildings, but excellence in building management, operating efficiency, tenant retention, emergency planning and community impact.

