

# 6404 INTERNATIONAL PARKWAY



**PRIME LOCATION  
UNBEATABLE ACCESS**



**1.1 M SQ FT  
OFFICE PARK**



**SURROUNDED BY  
AMENITIES**



Immediate access to Dallas North Tollway and George Bush  
5 min from 50+ restaurants, hotels, retail and child care  
On-site property management and maintenance  
24x7 Security  
Weekly food trucks on-site  
Foodsby food delivery to lobby  
Regularly scheduled tenant events  
100 seat conference center  
On-site fitness center and LA Fitness within 1 mile  
On-demand fuel delivery through Booster Fuels  
Artwork and sculpture gardens  
Multiple parks with water features  
Outdoor plaza and dining areas with grills  
On-site café/deli  
Committed to energy conservation, sustainability & recycling





- 6100 Plano Pkwy
  - Fitness Center, Market Deli, BBQ Grills
- 6111 Plano Pkwy
  - Basketball Court, BBQ Grills
- 4100 Midway
  - Basketball Court, BBQ Grills
- 6500 International
  - Courtyard, Food Trucks, 100 Seat Conference Room, BBQ Grills
- 6404 International
  - Mini-Market, 12 Seat Conference Room, BBQ Grills
- 4100 International
  - Courtyard with Fountains, BBQ Grills
- 4120 International
  - Market Deli, BBQ Grills

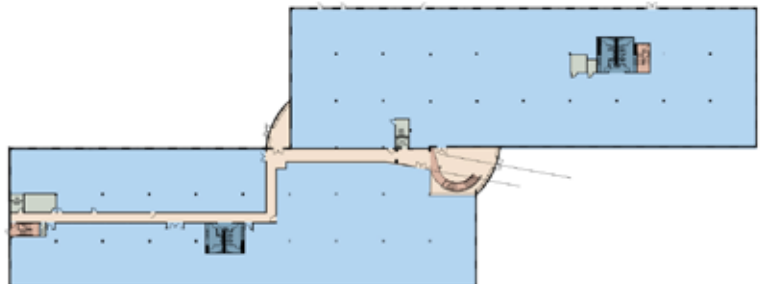
## BUILDING SPECIFICS

- Built In 1997
- 117,645 Total SF
- Two Stories
- Multi Tenant Factor 14.5%
- Single Tenant Factor 6%
- Energy Management System
- Lobby renovation in 2014
- Mini Market on 1st Floor
- Outdoor Grilling & Seating Area
- Shared 10 Person Conference Room on 1st Floor



## TYPICAL FLOOR PLAN

- 59,000 SF Floor Plates
- 30' x 30' Column Spacing
- 15' Floor to Floor
- 10' Ceiling Height



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