

SIGNAGE AVAILABLE OVER SPACE

TWO MOVE IN READY OFFICE SUITES AVAILABLE



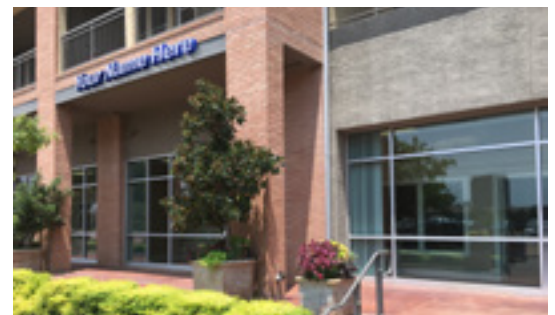
851 LAKE CAROLYN PKY | LAS COLINAS, TX 75039

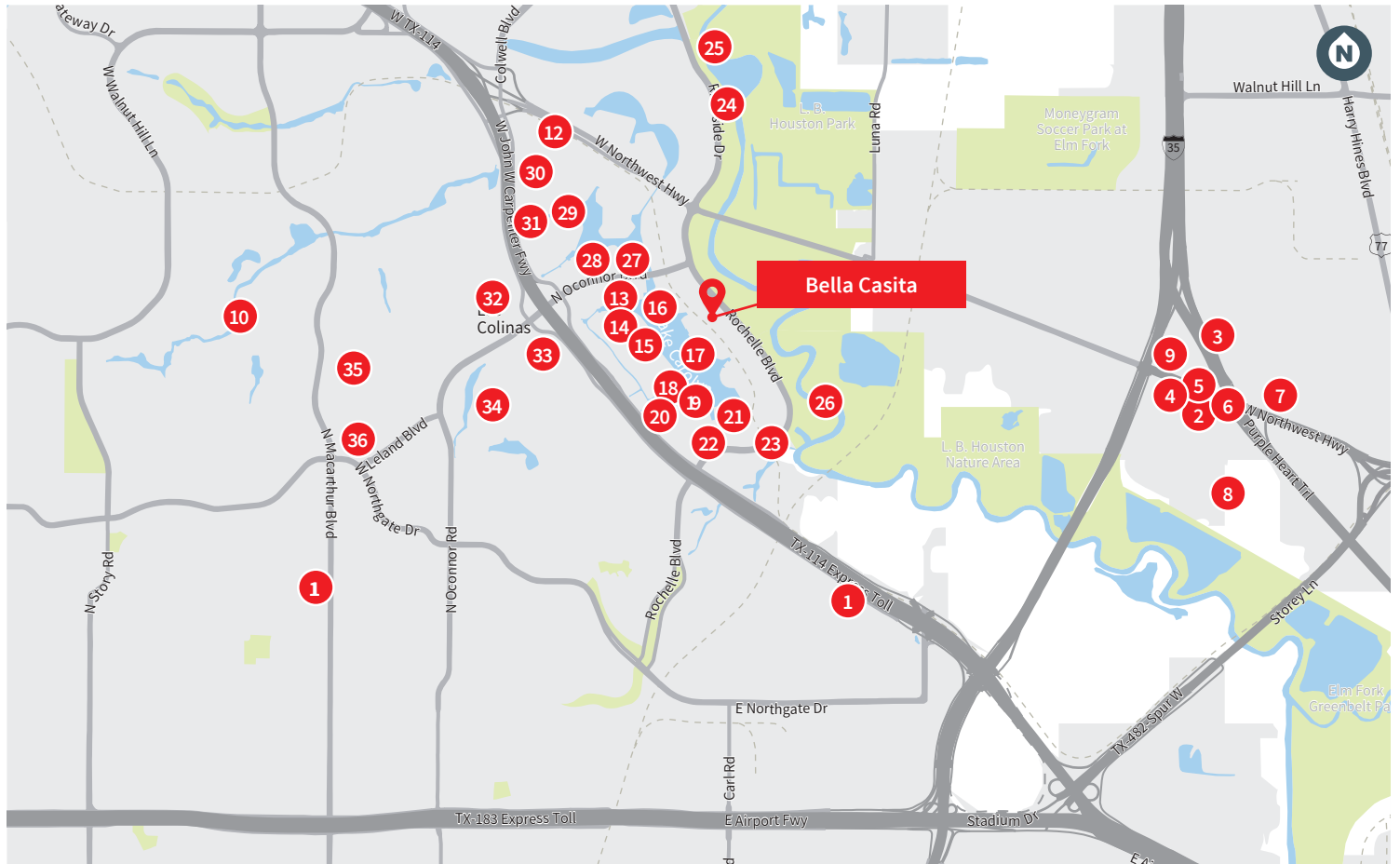
BUILDING FACTS

- 4,661 SF of Office and Retail
- Built in 2011
- Located Below 268 Multi-Family Units
- Suite A101: 1,000 RSF
- Suite A102: 1,600 RSF

BUILDING AMENITIES

- Street Facing Signage Along Lake Carolyn Parkway
- 15 Minute Drive to DFW International Airport
- 20 Minute Drive to Dallas Love Field
- Less than 2 Miles from The Pavilion at Toyota Music Factory, Irving Convention Center, Omni Mandalay Hotel, Four Season Resort and Club, and Dallas Marriott Las Colinas
- Large Selection of Restaurants within a 2 Mile Radius
- Various Parks and Golf Courses within a 5 Mile Radius





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| <ol style="list-style-type: none"> 1. University of Dallas 2. Gas Monkey Bar 'N' Grill 3. Pappadeaux Seafood Kitchen 4. Pappas Bar-B-Q 5. Raising Cane's 6. Red Lobster, Olive Garden 7. Starbucks, Waffle House 8. Studio Movie Grill 9. Pappasito's Cantina 10. Cottonwood Valley Golf Course 11. Irving Arts Center 12. Irving Convention Center at Las Colinas 13. El Famoso, Hugo's Invitados, Cork & Pig Tavern, Big Little Market, Creamistry, Go Fish Poke 14. Subz N Stuff, Trevi's Restaurant | <ol style="list-style-type: none"> 15. Jinbeh Japanese Restaurant, Hops & Vines, Italian Cafe 16. Omni Mandalay Hotel at Las Colinas 17. Gorman Cakes & Bakes 18. Eagle Postal Center 19. Waterway Cafe 20. Delicious Deli 21. Murphy's Deli 22. Chase Bank 23. United States Postal Service 24. Bird's Fort Trail Park 25. California Crossing Park 26. Elm Fork Trinity River 27. The Cafe at Williams Square 28. La Cima Club 29. Dallas Marriot Las Colinas | <ol style="list-style-type: none"> 30. Toyota Music Factory, Boi Na Braza, Freshii, Pop Factory, Grimaldi's Pizza, Gloria's Latin Cuisine, Yard House, Kabuki Japanese Restaurant, Thirsty Lion Gastro-pub & Grill, TCBY, Nosh & Bottle, Bar Louie 31. Mason's Cafe 32. 122 Urban Cafe, One Stop Deli 33. Tiff's Treats, Schlotzsky's, Classic Chicago Gourmet Pizza, Corner Bakery Cafe, Chipotle, Jimmy Johns, Zeytin Mediterranean Grill 34. Las Colinas Country Club 35. TPC - Four Seasons Resort 36. i Fratelli Pizza, Tom Thumb |
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