

777 HIDDEN RIDGE



1,125,416 RSF Available

777 HIDDEN RIDGE IRVING, TX 75038

Jones Lang LaSalle Brokerage, Inc.





INTRODUCING

777 Hidden Ridge

WELCOME TO TEXAS' CROWN JEWEL.

This 10-story, 1.125 million square foot project delivered in 2020, represents the market's most desirable corporate environment. Located in the heart of Las Colinas, the highly curated amenities invite employees back to the office. 777 Hidden Ridge is accessible to DFW Airport, several entertainment venues, restaurants, country clubs, and of course, direct access to 114 providing easy access to multiple residential communities. A DART Rail Station delivers passengers to an adjacent stop, and the seven-story garage allows employees a convenient, safe, parking option. Employees may take a break by walking around the private lake on the exercise path, play a game of pickleball, or order a latte downstairs in the lounge. After coffee, stop by and see your little one at the day care.

CORPORATE CAMPUS

1,125,416 RSF

APPROXIMATELY 113,304 RSF TYPICAL FLOOR

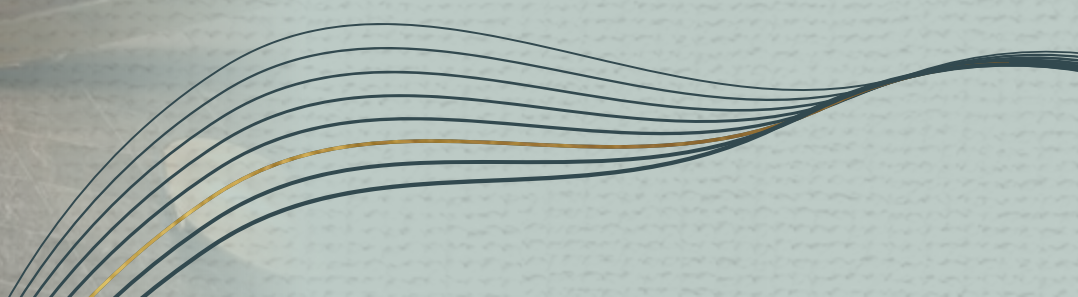
10 STORIES

BUILT IN 2020 BY KDC

7 LEVEL STRUCTURED GARAGE

SUBSTANTIALLY FURNISHED

LEASED BY PIONEER THROUGH NOV 2039





amenities

FOOD HALL

MULTI-PURPOSE TOWN HALL

ATHLETIC FIELD

SPORTS COURT FOR TENNIS & PICKLEBALL

MEDICAL CLINIC

DAYCARE WITH OUTDOOR PLAY AREA

MULTIPLE TENANT LOUNGES

KITCHENS & COFFEE BAR STATIONS ON EVERY FLOOR

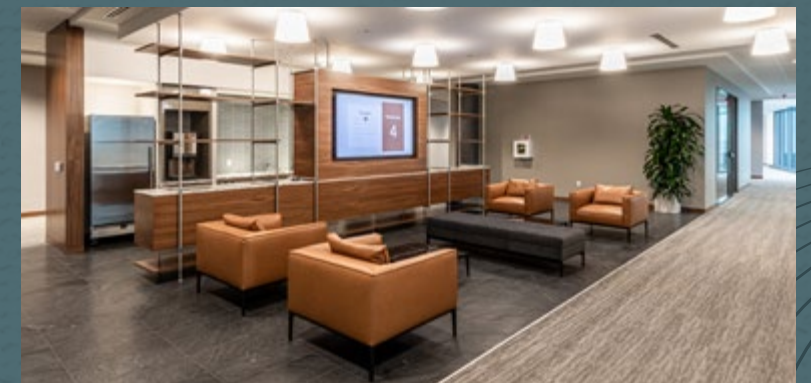
CONFERENCE & BOARDROOMS

LAKE WITH EXERCISE TRAIL

HEALTH CLUB WITH SHOWERS & LOCKER ROOMS, GROUP FITNESS ROOMS

DUAL FEED FIBEROPTICS

DISTRIBUTED ANTENNA SYSTEM (CELLULAR)



EVERYTHING YOUR
EMPLOYEES NEED,
all on the
first floor



Daycare with
outdoor playground

Auditorium



Townhall



Lounge

Covered corridor to garage

Conference wing –
13 conference rooms
for large and small
format needs

Reception



Coffee shop



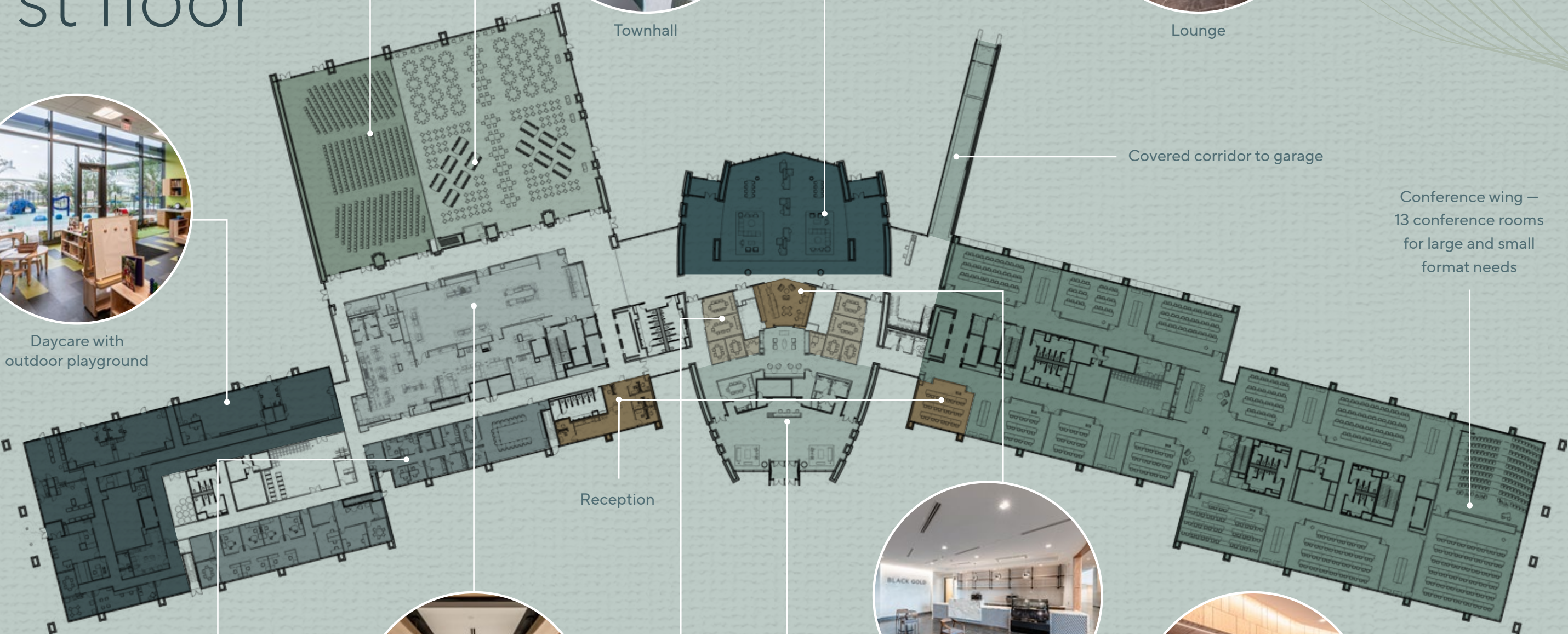
Visitor lobby

Onsite
medical
facilities



Food
hall

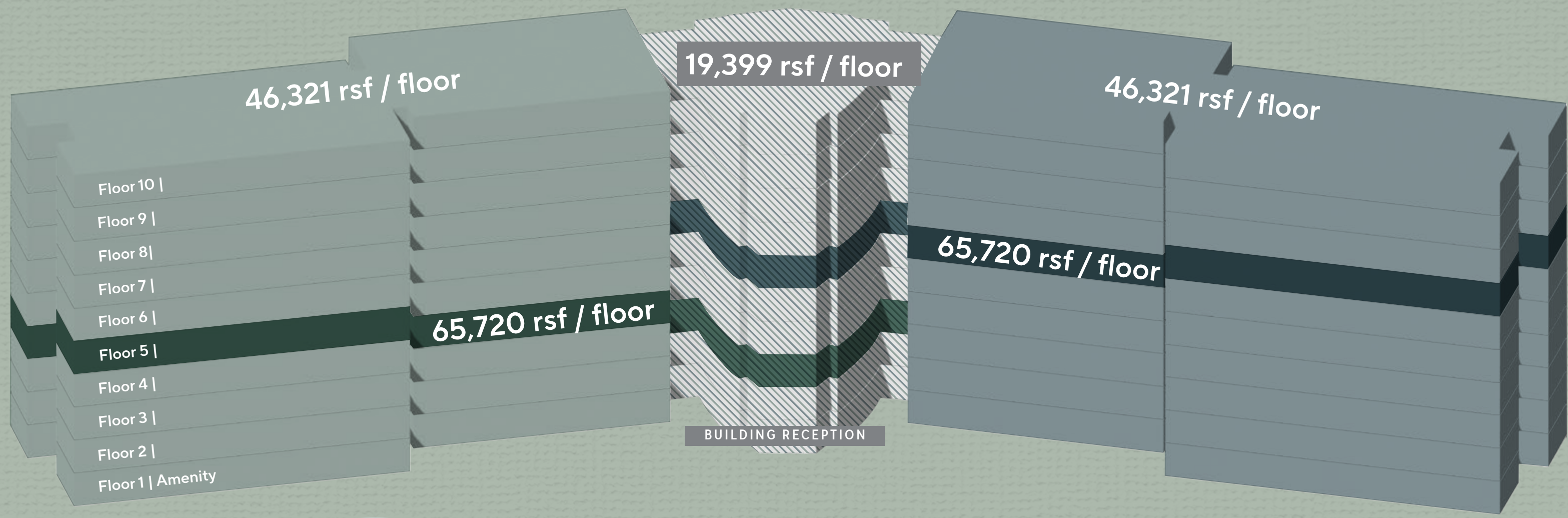
Small
conference
rooms



WEST TOWER

HUB

EAST TOWER

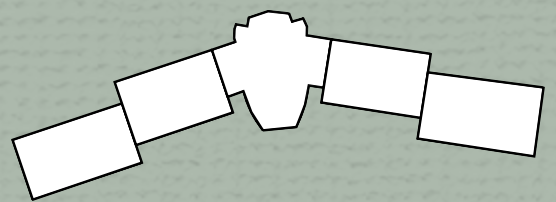


EAST OR WEST TOWER W/OUT HUB | 463,210 rsf

EAST OR WEST TOWER W/ HUB | 657,200 rsf

FLEXIBLE SPACE
options

Hub must be leased with East or West Tower



- RESTAURANTS
- HOTELS

161

15 MINUTES
to Dallas Fort Worth
International Airport

35 MINUTES
to Fort Worth

114



777 HIDDEN RIDGE

N MACAURTHUR BLVD

HIDDEN RIDGE



IRVING CONVENTION CENTER
AT LAS COLINAS



TOYOTA | MUSIC
FACTORY

348



Cottonwood Valley
Golf Course



THE RITZ-CARLTON
DALLAS, LAS COLINAS

114



LAS COLINAS
COUNTRY CLUB

In the area...

37
RESTAURANTS

17
HOTELS

IDEAL
location

15 MINUTES
to downtown Dallas

15 MINUTES
to Dallas Love Field
International Airport



777 HIDDEN RIDGE

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