

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
- Utilizing 100% Renewable Energy
- Mini Market on 1st Floor
- Outdoor Grilling & Seating Area
- Shared 10 Person Conference Room on 1st Floor
- Shared 100 Person Conference Room (6221 W. Plano Pkwy)
- Fitness Center (6221 W. Plano Pkwy)



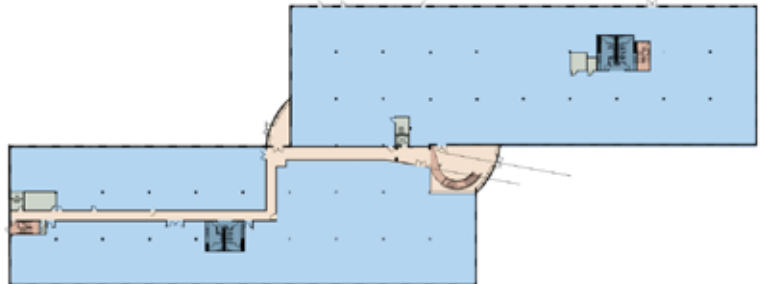
Fitness Center



100 Person Conference Room

TYPICAL FLOOR PLAN

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



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