

LAKE VISTA 7

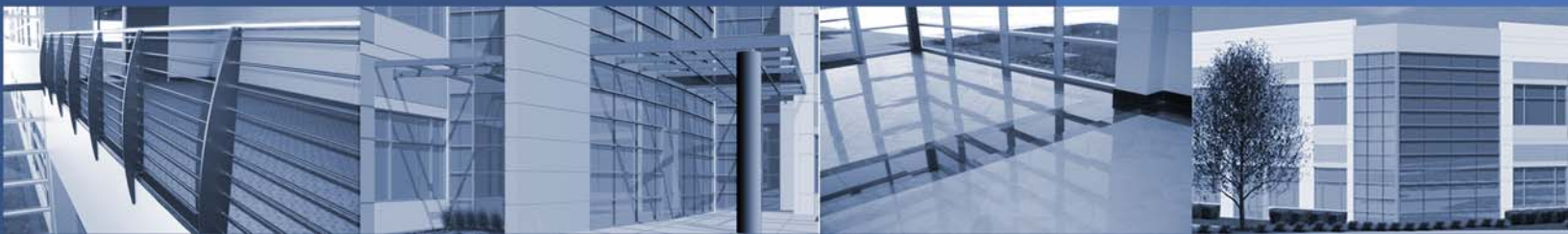
Office Center



A Development Of:

MYERS & CROW
COMPANY, LTD.

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LAKE VISTA 7

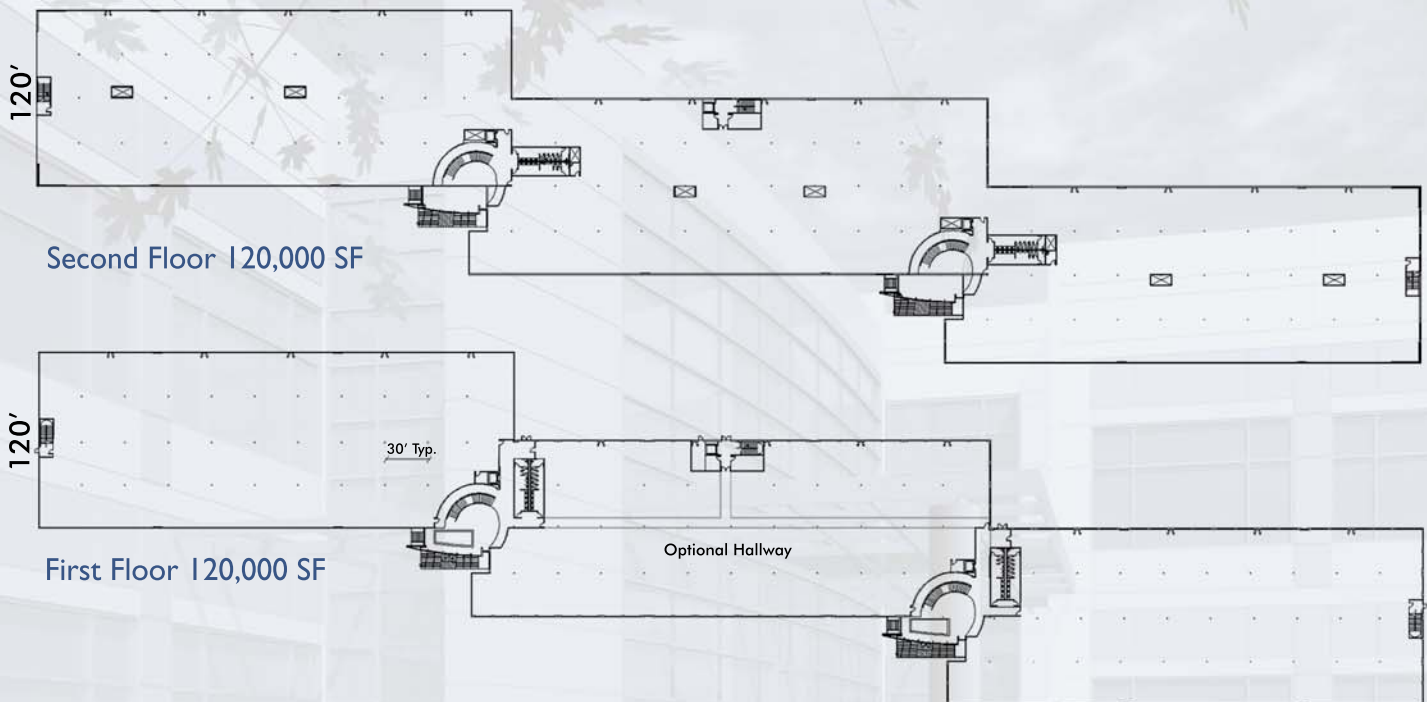
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Interior Features

- Two 2-story atrium lobbies, including Italian porcelain and granite tile entry, natural wood paneling, and grand staircases to facilitate interfloor traffic
- Bright open floor plans with 10' ceiling heights maximizing natural and ambient lighting
- Oversized restrooms with high quality finishes and granite countertops
- Energy efficient building materials, lighting, and mechanical systems
- Interior office design and finish to suit



Floor Plans



Technology Features

- Multiple fiber optics providers available to the building with redundant access
- High energy efficient HVAC design includes multiple zones and digital energy monitoring system
- Pad area and conduits for backup generator provided
- Customized power capacity with separate meters for each tenant
- 24-hour, 7 day independent heating and air conditioning system for each tenant to control

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Development Overview

Site Area

17.46 acres

Building Area

240,000 SF

Building Configuration

2 story building with two entry atriums and central common areas

Parking

- 1,419 spaces (6 cars / 1,000 RSF)
- 1,914 spaces with expansion surface parking (8 cars / 1,000 RSF)
- 2,400 spaces with expansion garage and surface parking (10 cars / 1,000 RSF)

Premier Location

- Strategic location in heart of the Dallas Fort Worth Metroplex
- Outstanding access/visibility from S.H. 121 and I.H. 35
- Near abundant retail, restaurants and hotels
- 6 miles from DFW International Airport
- Located in the Master Planned Vista Ridge Business Park
- Outstanding demographics, housing and services in the surrounding area

Building & Site Features

- LEED (Leadership in Energy & Environmental Design) Certified building
- Appealing architectural design for image-conscious companies
- Extensive regional/native landscaping
- Exterior building and monument signage available
- Card access system and security cameras at all entries
- Full-cover illumination of parking areas
- Electric vehicle fueling stations
- Dual pane insulated glass on exterior windows



For Leasing Information, Please Contact:

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