

## Premier Location

- ❖ Strategic location in the Dallas Metroplex
- ❖ Outstanding accessibility via SH121 bypass, IH35, SH190 and MacArthur Blvd.
- ❖ Convenient to D/FW International Airport (6 miles)
- ❖ Near retail, restaurants and hotels
- ❖ Features sports complex, hike and bike trails
- ❖ Located adjacent to Vista Ridge Lake and Amphitheater in the masterplanned Vista Ridge Business Park



## LAKESIDE OFFICE CENTER I & II *in Vista Ridge*



Developed and Leased by

**MYERS & CROW COMPANY, LTD.**

www.myerscrow.com  
(214) 520-7800



## *Development Overview*

- ❖ Site Area: 16.58 acres
- ❖ Building Area: 98,750 rentable square feet in each building
- ❖ Incremental Rentable Square Feet: 1,200 to 98,750
- ❖ Parking Ratio: 5 spaces per 1,000 rentable square feet
- ❖ Technologically advanced features
- ❖ Energy efficient design

## *Building Features*

- ❖ Building Features
- ❖ Appealing architectural design including elegant stone and granite finishes
- ❖ Abundant landscaping
- ❖ Dual pane insulated glass on exterior windows
- ❖ Full-cover illumination of parking lots
- ❖ Building Configuration: 3-story, with central common area and two entry atriums
- ❖ Efficient floorplans that provide flexibility to both small and large tenants

## *Interior Features*

- ❖ Bright, open office plans with 10' ceilings providing natural and ambient light
- ❖ Two-story entry atriums with granite flooring
- ❖ Interior office design and finish to suit
- ❖ Full-service common conference center
- ❖ Tenant shared breakroom
- ❖ Granite counters in restrooms and lobby
- ❖ Elegant stone lobby walls create a dramatic entry

## *Technology Features*

- ❖ Multiple fiber optics providers available to the building with redundant access
- ❖ Full service communication, data, and high-speed connectivity
- ❖ Two (2) Thyssen Krupp non-hydraulic high-speed electric elevators
- ❖ HVAC design includes multi-zone VVT control and digital energy management system

