

# REGENT II

## Office Center



### Development Overview

- Site 6.67 acres (12.04 total acres)
- 76,400 SF, two-story office building
- Adjacent to DFW Airport
- 458 car parking spaces (6/1,000 SF)
- Interior finish to suit
- Energy efficient building design
- Insulated dual pane glass
- Abundant landscape areas
- Excellent demographics



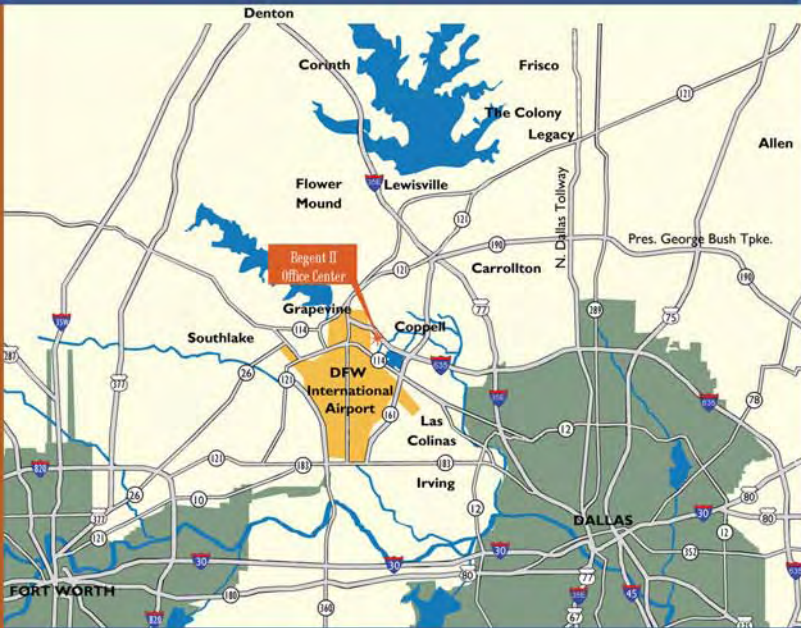
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### Premier Location

- Strategic location in the heart of the Dallas Fort Worth Metroplex
- Outstanding access/visibility from I.H. 635, S.H. 114, Freeport Parkway and Royal Lane
- Near abundant retail, restaurants and hotels
- Adjacent to DFW International Airport
- Located adjacent to the Master Planned Freeport Business Park
- Outstanding demographics, housing and services in the surrounding area

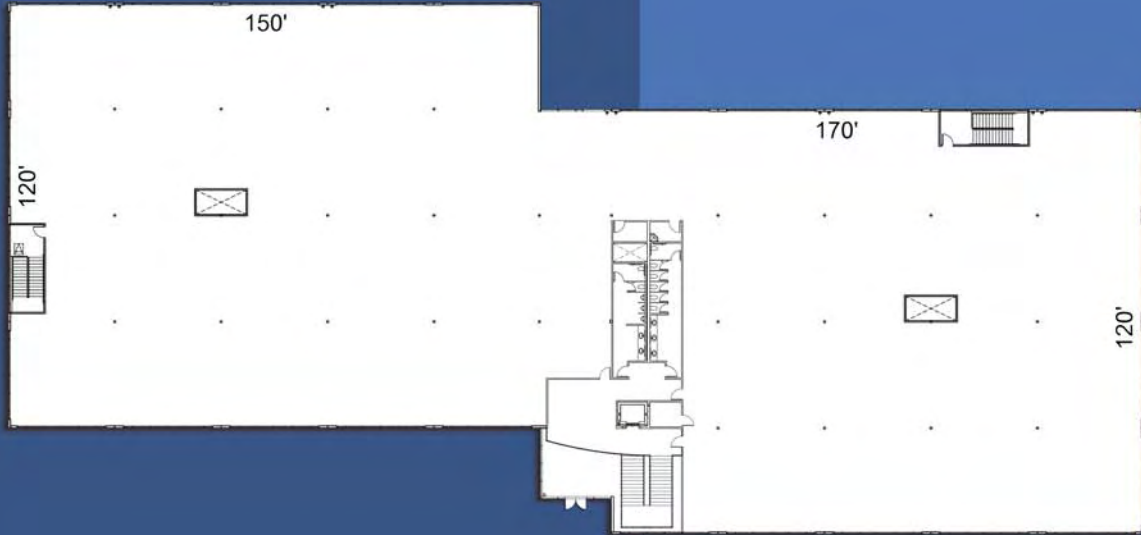


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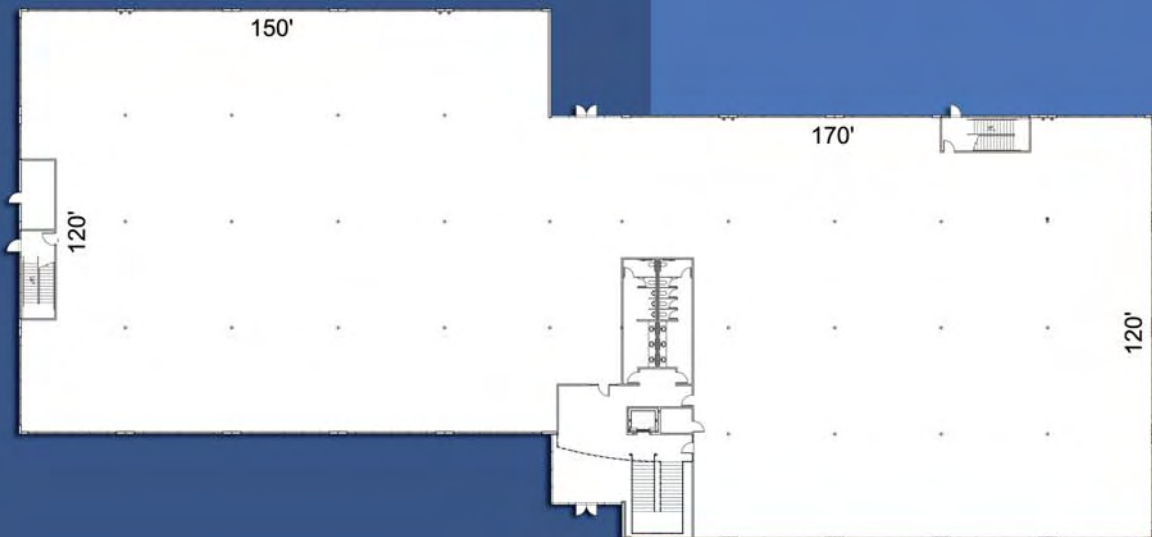
## Office Center

### Floor Plans

#### Second Floor 37,810 SF



#### First Floor 38,590 SF



### Building Features

- Multiple fiber optics providers available to the building with redundant access
- 24-hour HVAC with digital VVT controls
- Pad area and conduits for backup generator provided
- Loading freight area with separate loading drive
- Interior finish to suit

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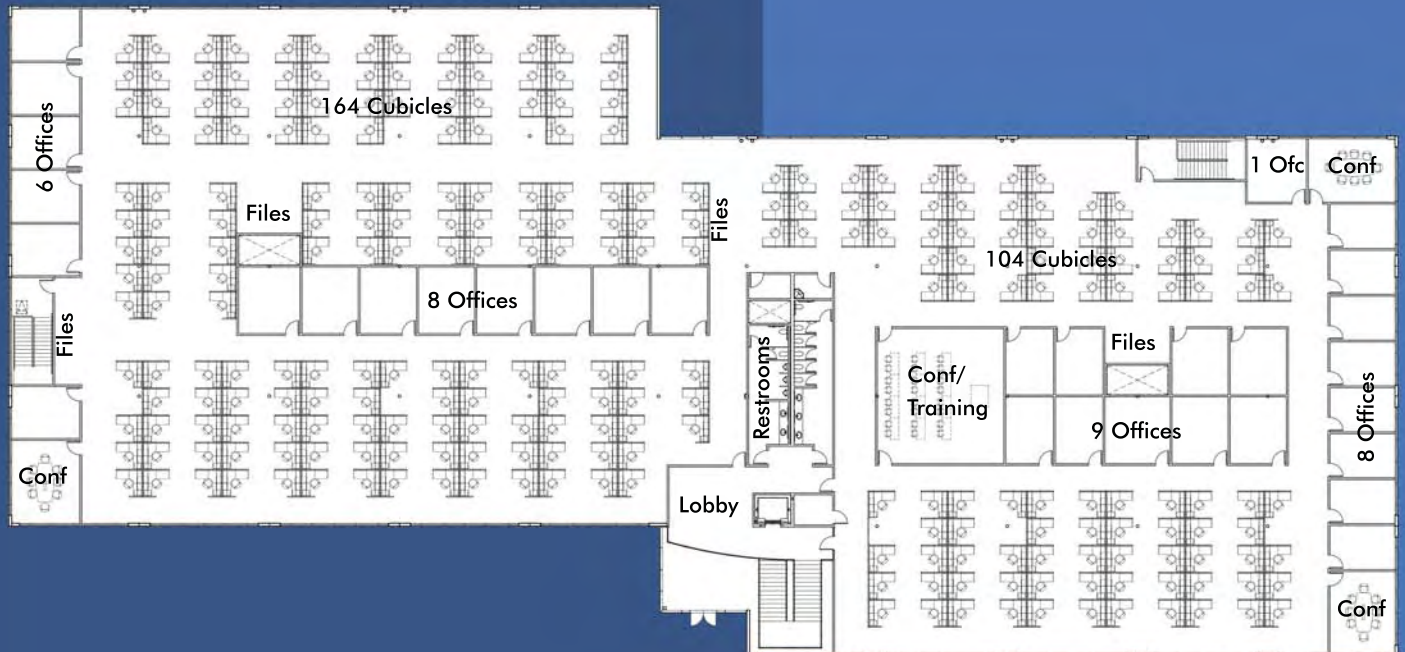
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### Sample Floor Plan Layout

Second Floor

37,810 SF



### Features

- 268 cubicles
- 32 offices
- 300 Total (8/1,000 SF)
- 3 conference rooms
- 1 large conference / training room
- 4 file areas



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