

Urban Towers enhances your experience through

# CONNECTIVITY

Centrally located, Urban Towers is connected to the Metroplex and beyond with unparalleled transportation access.

Urban Towers includes 850,000 SF of sophisticated Class AA office space in two connected buildings. With an ideal location and premium amenities, Urban Towers enhances your experience through connectivity.







Unmatched

### **COMMUNITY**

3.3M Workforce within 20 Minute Drive

Urban Towers is in the epicenter of the dynamic Las Colinas urban center, which has been revitalized with over \$700M of recent investment.

1/2 mile access to:

30+

Bars / Restaurants

8,500+

Multi-family Units

7 1,500

Hotels for

Keys

Fortune 500 Companies





ExonMobil



FLUOR

Pioneer





#### Unparalleled

# **CLASS**

222 West Las Colinas Blvd, Irving TX 75039 urban-towers.com

850,000 SF

#### **NORTH TOWER**

22,500 RSF

Low: Floors 1-12 High: Floors 13-22

#### **EAST TOWER**

23,000 RSF

Low: Floors 1-9 High: Floors 10-17

Business Hours: 7 a.m. - 6 p.m. (Weekdays) and

8 a.m.-1 p.m. (Saturdays)

#### Parking:

- 100% Covered, Structured
- Tolltag Readers
- 1/333 Covered Ratio
- Executive Reserved, Reserved, and Non-Reserved
- Easily Accessible Visitor Parking

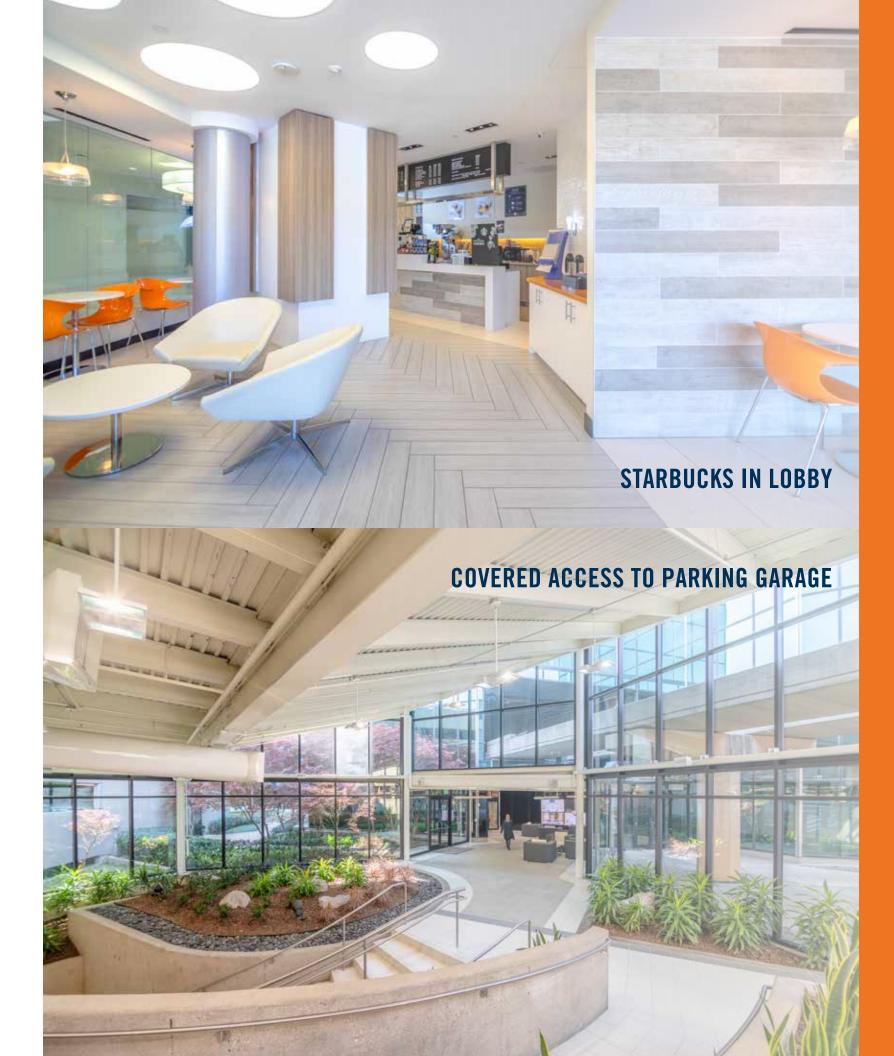


#### On-Site

## CONVENIENCE

#### **On-Site Amenities:**

- Newly Renovated Lobby and WiFi Courtyard
- On-Site Starbucks with Smoothie and Juice Bar
- 100-Person Shared Tenant Conference Center
- 7,000 SF Fitness Center with Showers, Lockers & Towel Service
- Wifi Café
- Gateway Newsstand
- LEED Gold Certified
- On-Site Property Management
- 24/7 On-Site Security
- Redundant Power Feed from Two Substations
- High-Speed Telecom and Fiber
- On-Site Medical Services Provided by First Choice Clinic
- Las Colinas Print





















# Complete CUSTOMIZATION

Offering maximum efficiency and customization, Urban Towers can provide up to 45,000 SF floor plate by combining the North and East Towers for large corporate users or a single floor plate of 22,000 SF.



#### Leasing

## **INFORMATION**

**JOHN FANCHER** 

972 663 9690 john.fancher@cushwake.com **MATT SCHENDLE** 

972 663 9634 matt.schendle@cushwake.com

Leased and Managed by:

Professionally Owned by:





©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.