



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.



10^x

MIN
to DFW
International
Airport

10

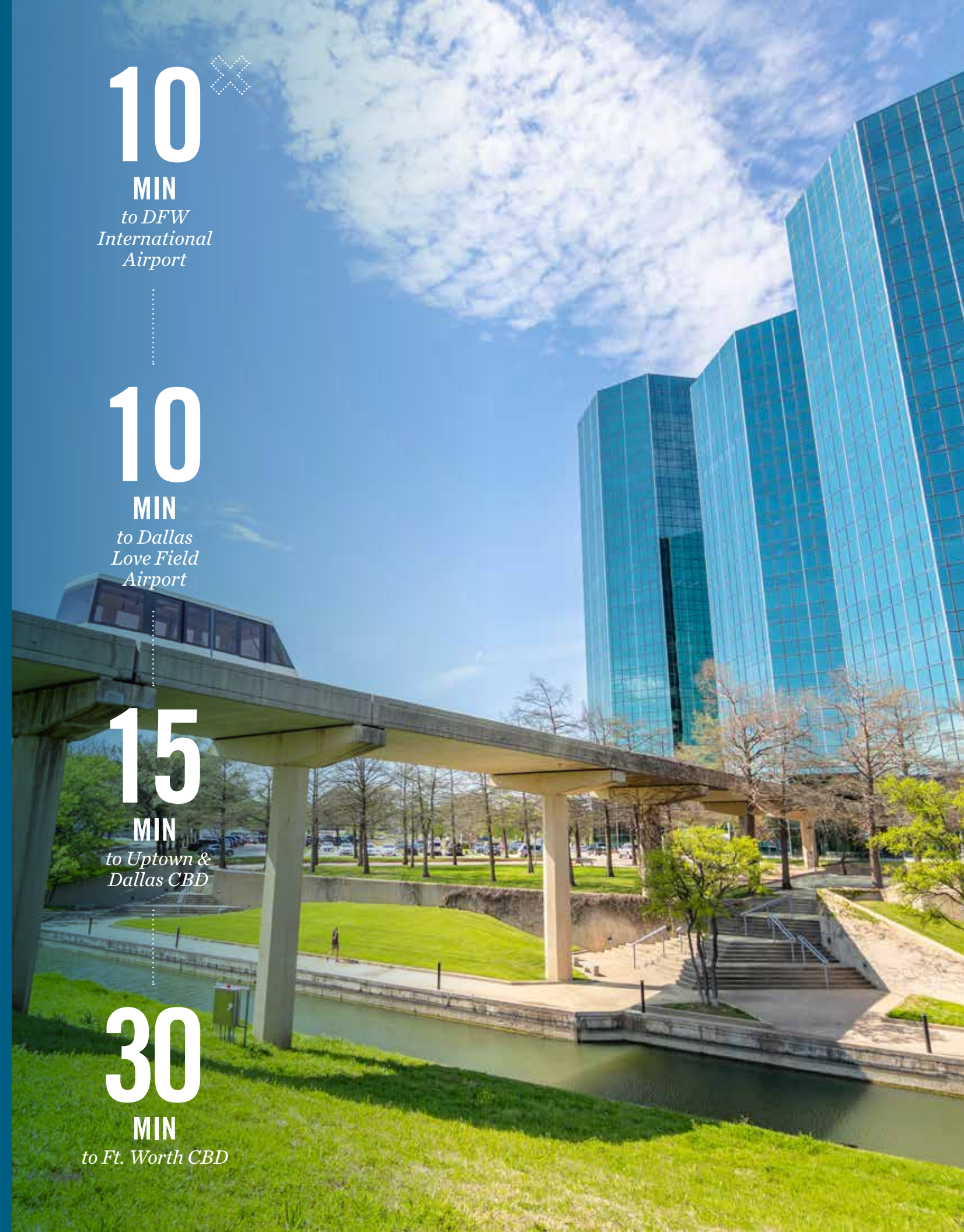
MIN
to Dallas
Love Field
Airport

15

MIN
to Uptown &
Dallas CBD

30

MIN
to Ft. Worth CBD





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





Unparalleled **CLASS**

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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



URBAN
TOWER
STATION

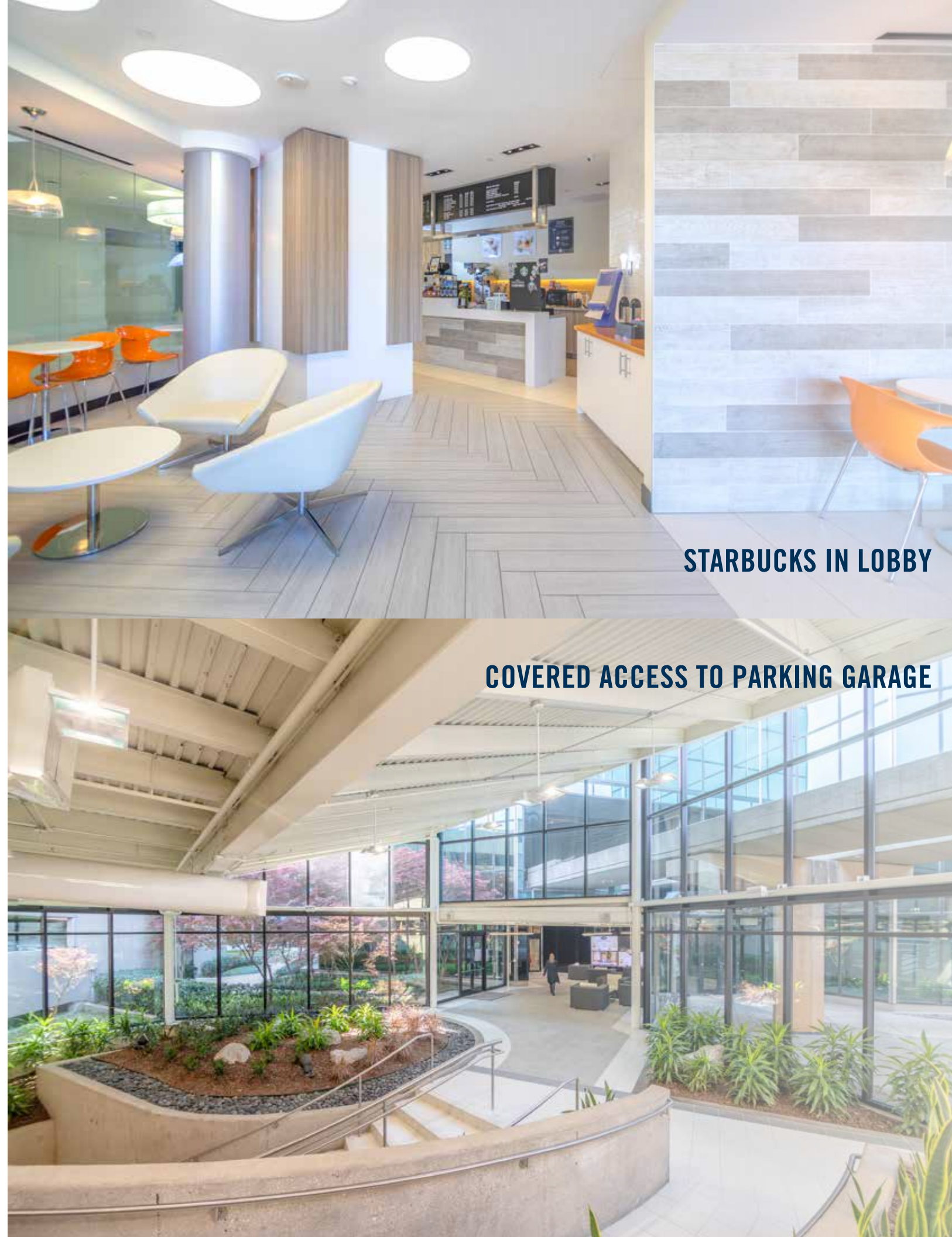
APT

On-Site **CONVENIENCE**

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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



STARBUCKS IN LOBBY

COVERED ACCESS TO PARKING GARAGE





Complete CUSTOMIZATION

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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.

⁺ NORTH TOWER



EAST TOWER⁺

Leasing

INFORMATION

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