

INTL 2

INTERNATIONAL PLAZA

14221 Dallas North Tollway
Dallas, Texas 75254



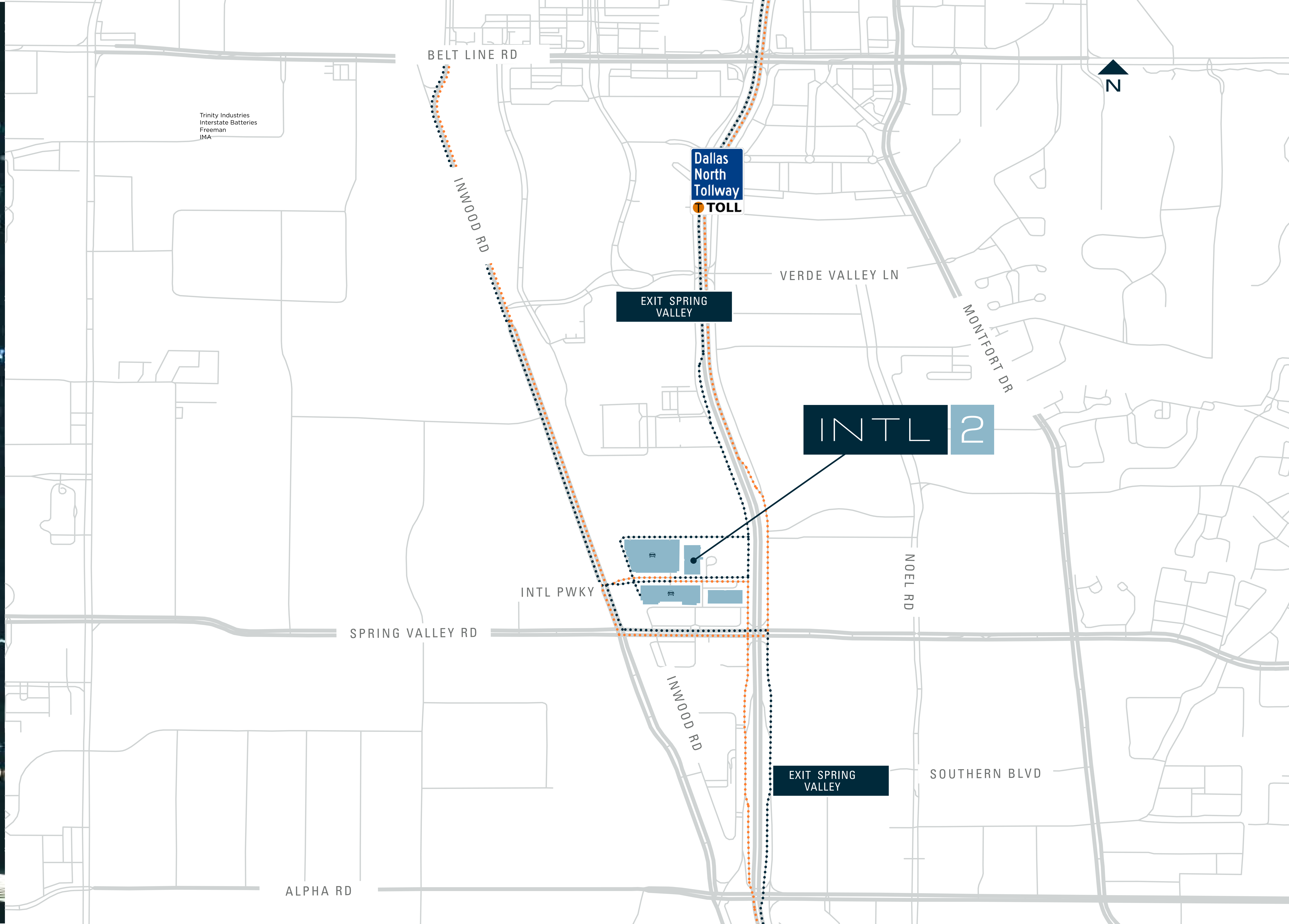
LOCATION



SITE ACCESS

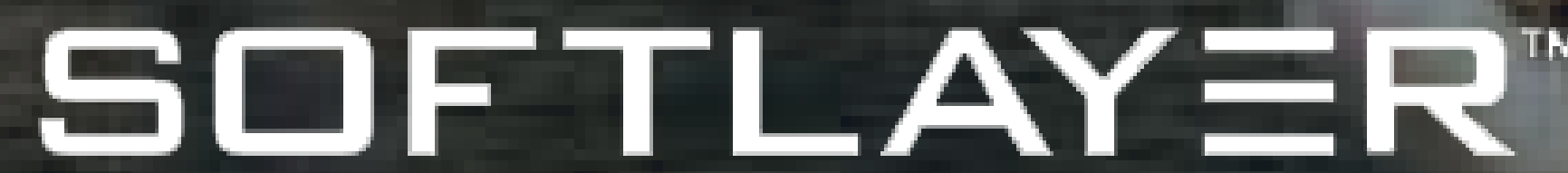


..... INGRESS EGRESS



YOU'RE IN GOOD COMPANY

WELLS
FARGO



The Lower Tollway is Home to **Over 23 MSF of Office Space** and Some of the World's Most Prestigious Companies Including:

BUSINESS SERVICES

Venture X
Regus
Ryan Companies
Aerotek
Credera
Coca-Cola
Kimley-Horn
Trinity Industries
Interstate Batteries
Freeman
IMA

ENERGY

Atmos Energy
DeGolyer & MacNaughton
Fluor
Matador
Merit Energy
Oxy Petroleum
Panda Power
Vallti
Venari
Wynn Crosby

FINANCE / INSURANCE

AllState
AON
BKD
GuideStone
Hallmark Financial
Howard Hughes
Merrill Lynch
Moss Adams
New York Life
Northwestern Mutual
Pegasus
Wells Fargo
Zurich

HOSPITALITY

Hilton Worldwide
Remington Hotels

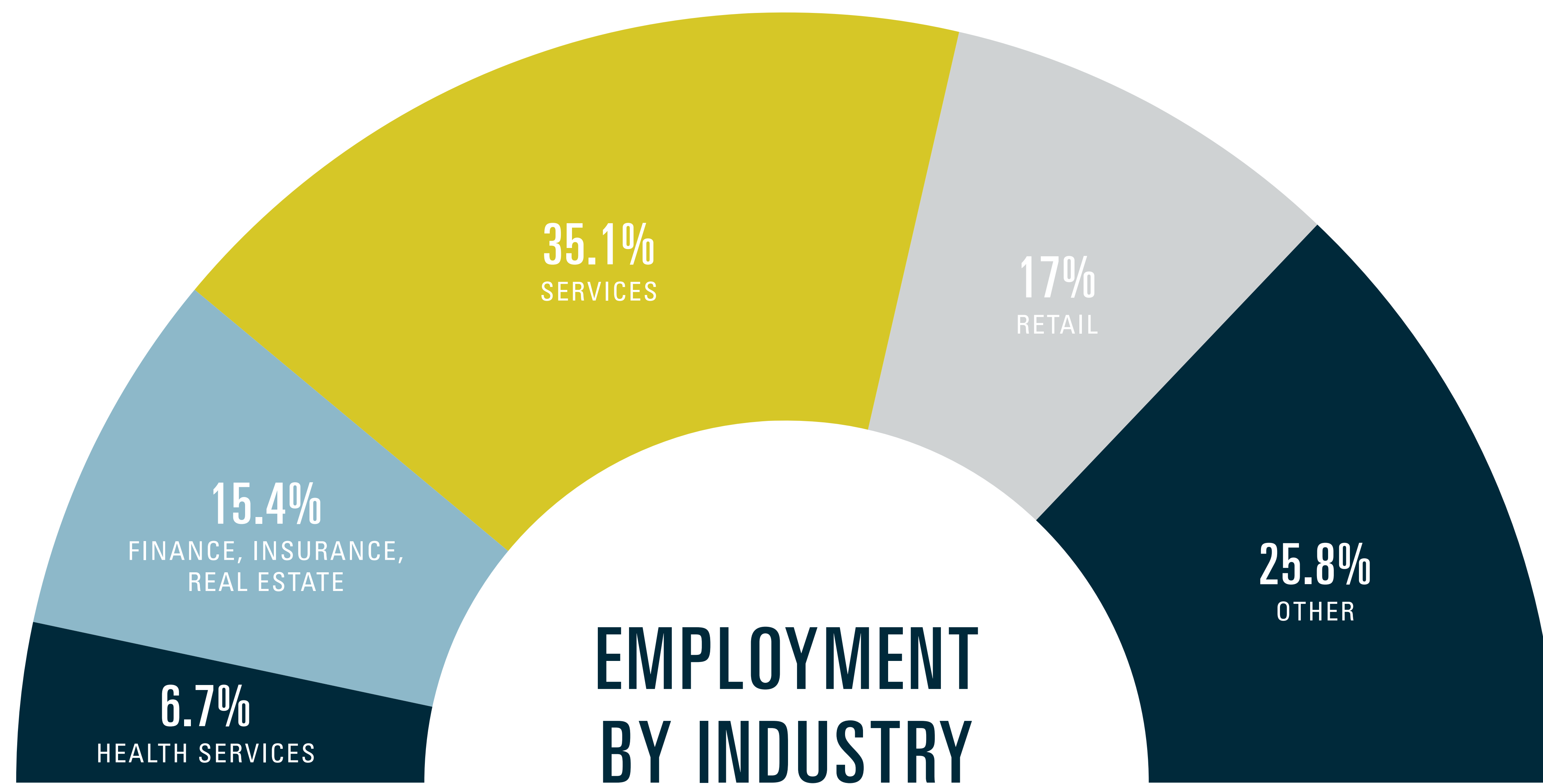
TECHNOLOGY SOFTWARE

Amazon
Ansira
AT&T
Cyxtera Inc.
Dealertrack
Excentus
Expedia
Google
Hotels.com
Saxony Partners
SoftLayer
Symon Communications
Systemware

HEALTHCARE


Anthelio Health Care
Capital Senior Living
Emcare
Solis Healthcare
USP
Tenet Healthcare

AREA DEMOGRAPHICS



4,157,347

2019 POPULATION

57%  OF GREATER DFW POPULATION WITHIN

30 MINUTES OF INTL PLAZA

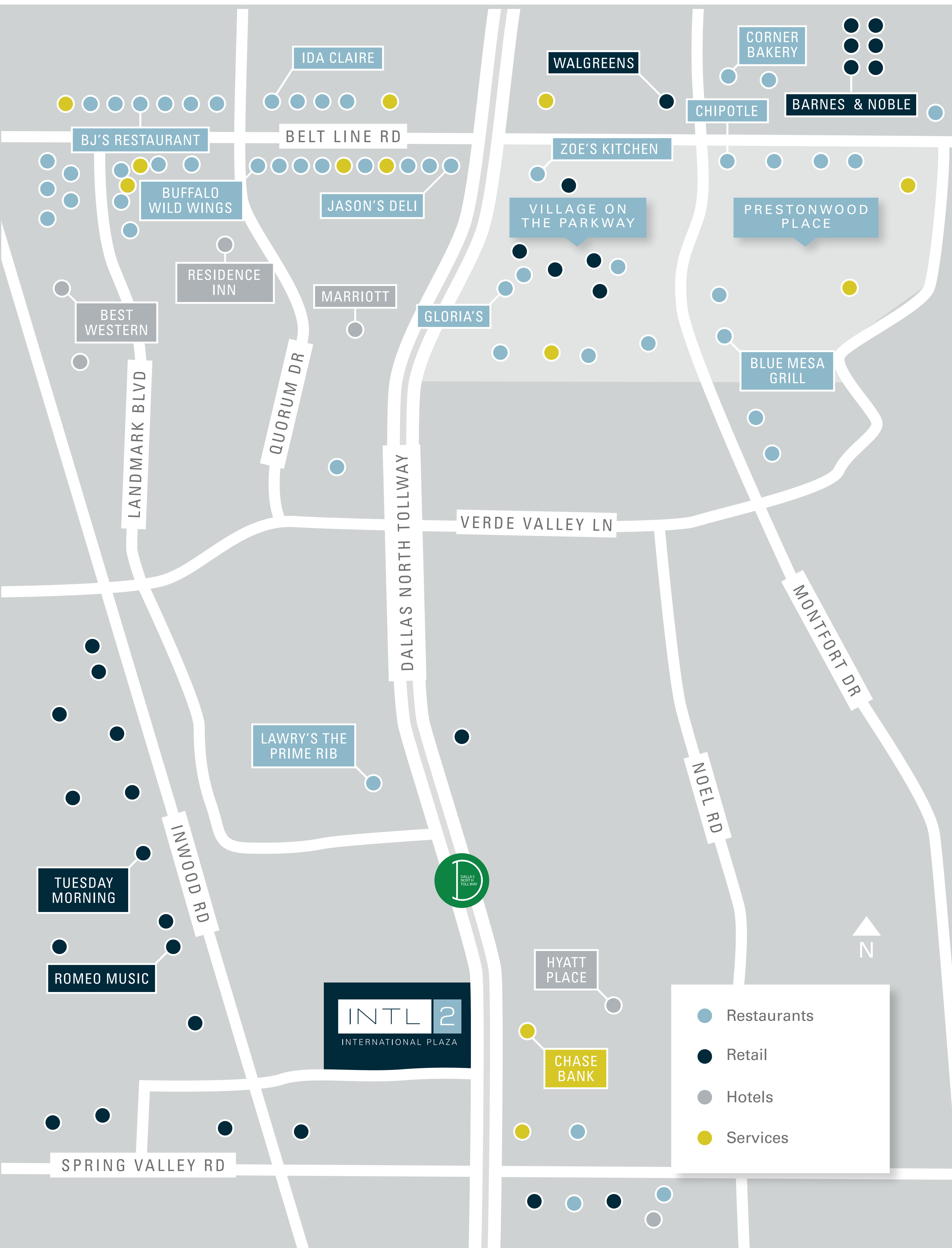
12,788 MULTI-FAMILY UNITS WITHIN 1 MILE

30 MINUTES OF FAR NORTH DALLAS

	FAR NORTH DALLAS	LEGACY	PRESTON CENTER	UPTOWN	RICHARDSON/CITYLINE	LAS COLINAS
Population (2019)*	4,157,347	3,093,029 (1,064,318)	3,904,353 (252,994)	3,947,139 (210,208)	3,277,692 (879,655)	3,949,535 (207,812)
5-Year Proj Population Growth	7.3%	7.8% 0.4%	7.3% (0.1%)	7.0% (0.3%)	7.6% 0.2%	7.2% (0.2%)
Population Growth Since 2010	16.5%	20.2% 3.7%	15.6% (0.9%)	13.9% (2.6%)	18.0% 1.5%	15.4% (1.1%)
% Population with Less Than 30-Min Commute	57%	59% 1.2%	58% 0.3%	58% 0.2%	58% 0.1%	59% 1.7%
Bachelor's Degree or Higher*	1,019,038	909,932 (109,106)	935,684 (83,354)	875,103 (143,935)	880,339 (138,699)	990,432 (28,606)
White Collar Work Force Population*	1,370,880	1,141,167 (229,713)	1,269,299 (101,581)	1,232,234 (138,646)	1,133,545 (237,335)	1,321,261 (49,619)
Blue Collar Work Force Population	414,915	260,851 (154,064)	399,498 (15,417)	432,217 17,302	297,716 (117,199)	398,335 (16,580)

* Largest Population

AMENITIES TO THE NORTH



32+

HOTEL

HUDSON HOUSE



200+

RESTAURANTS

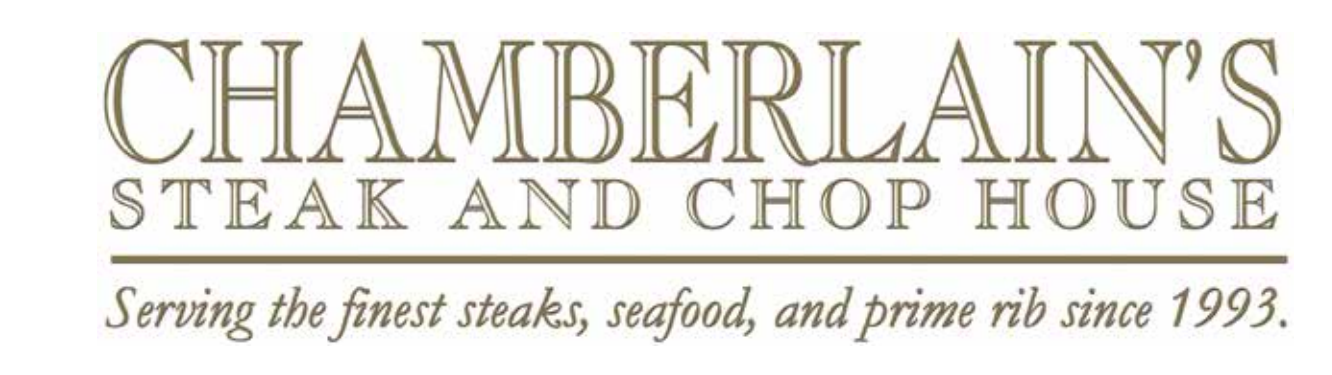


BARNES & NOBLE



200+

SERVICES



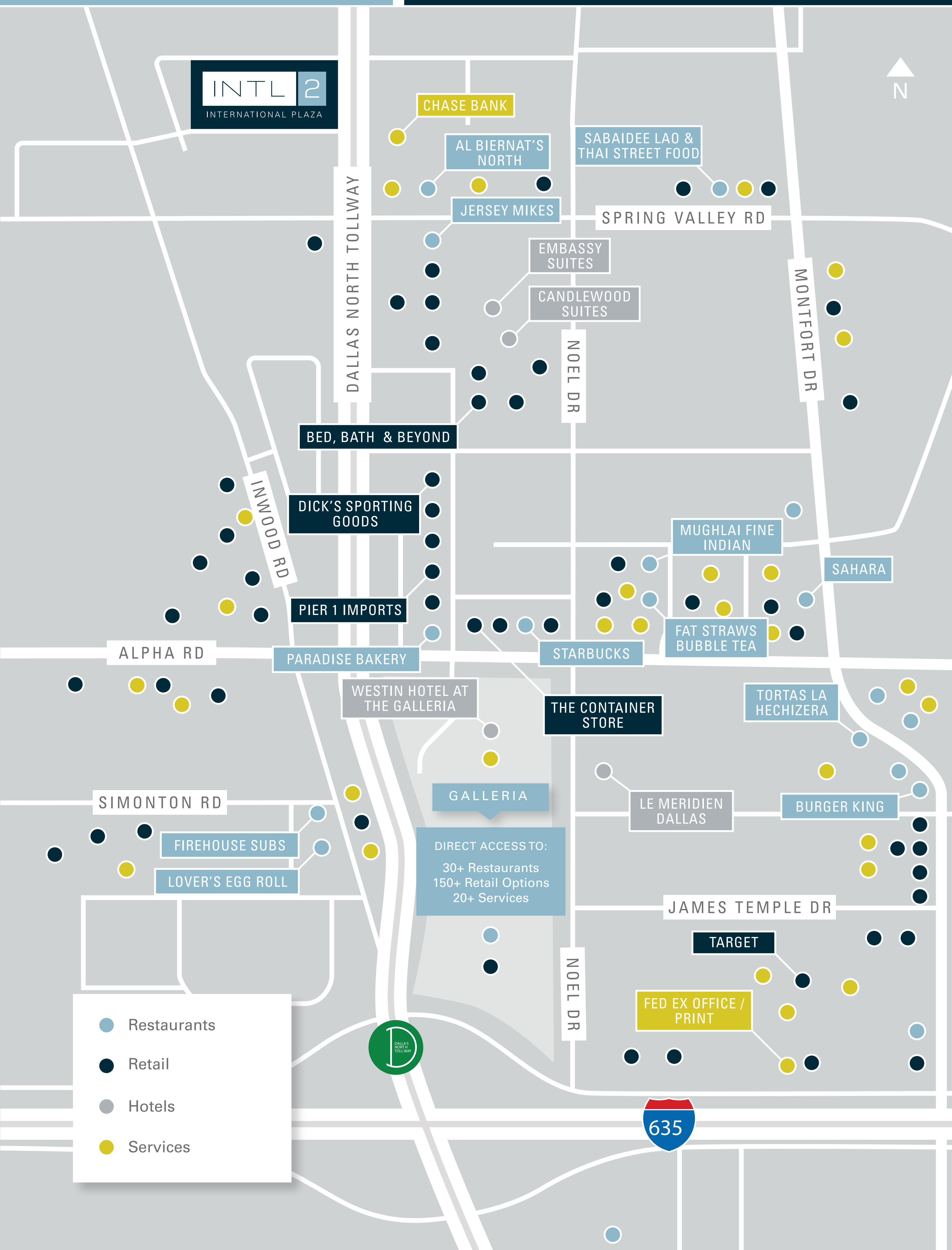
300+

RETAIL

OPTIONS WITHIN 1 MILE



AMENITIES TO THE SOUTH



NORDSTROM



RESTAURANTS



AL BIERNAT'S



SERVICES



RETAIL
OPTIONS WITHIN 1 MILE

SITE OVERVIEW

NORTH GARAGE
8 STORIES - 3,367 PARKING SPACES

INTERNATIONAL PLAZA II
15 STORIES

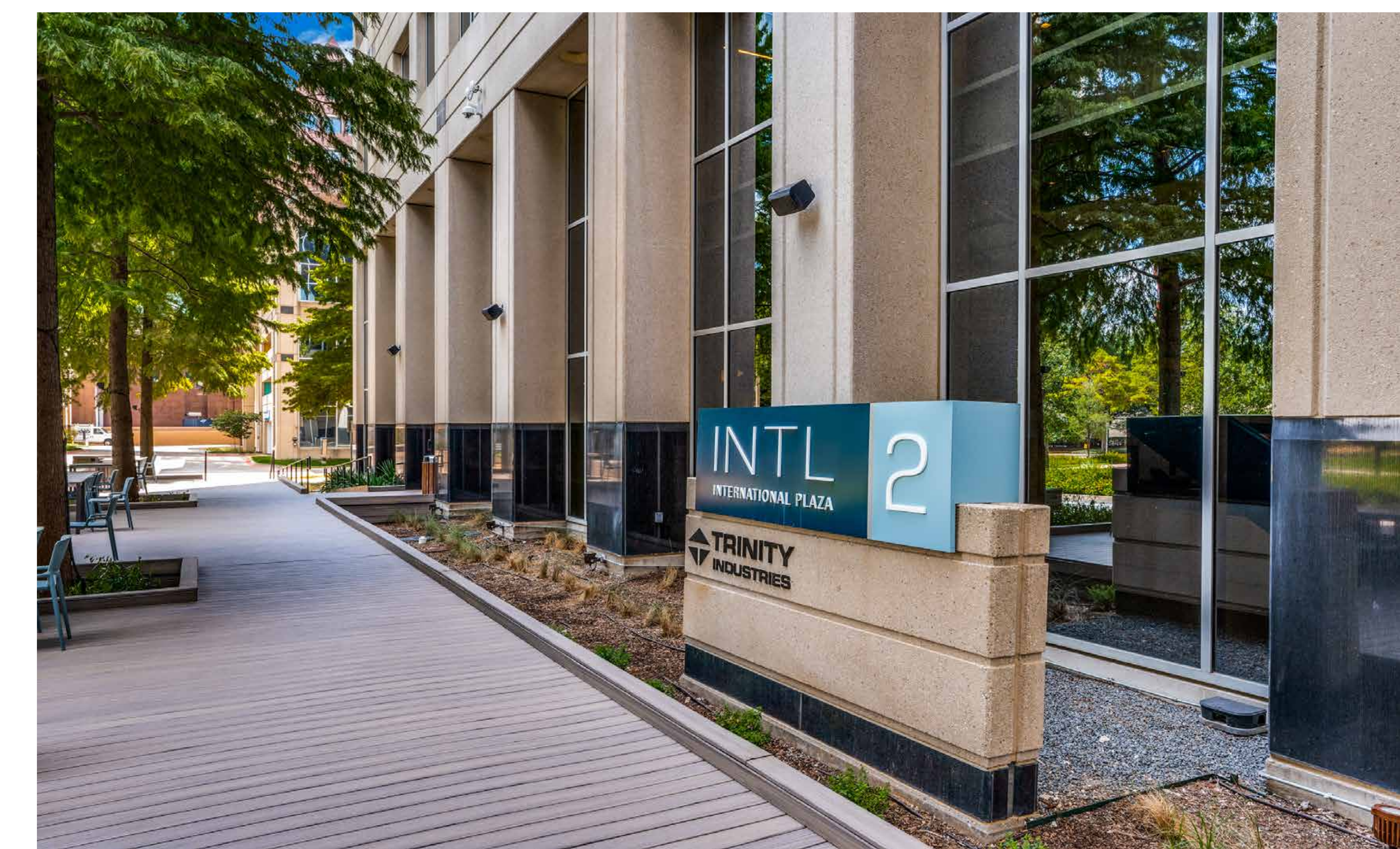


PROPERTY INFORMATION



INTERNATIONAL PLAZA II

- 388,432 RSF
- 15 Story, Class A Office Building
- Highly Efficient Floor Plates Approximately 30,650 RSF
- Dropped Ceiling – 9' 6"; Open Ceiling – 14' 5"
- New Lobby, Common Areas & Amenities
- Dual Feed Power from Separate Substations
- Select Floors' Connected Load is Fully Backed Up by Generator
- 6" Raised Floor on Tenant Occupied Floors, which can be Removed if Desired



AVAILABLE SPACE: FLOORS 1,2,4,8



TOTAL AVAILABILITY:

59,463 RSF

8TH FLOOR - 14,099 RSF

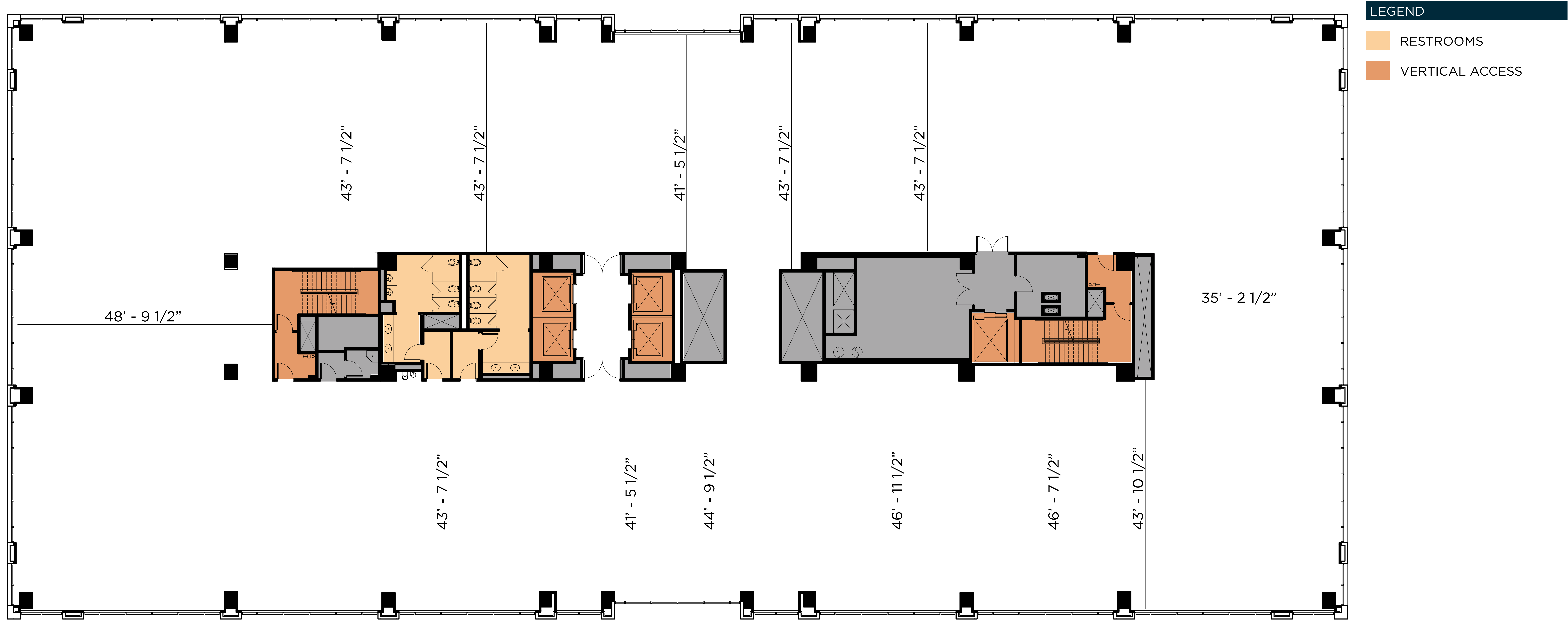
4TH FLOOR - 30,650 RSF

2ND FLOOR - 11,270 RSF

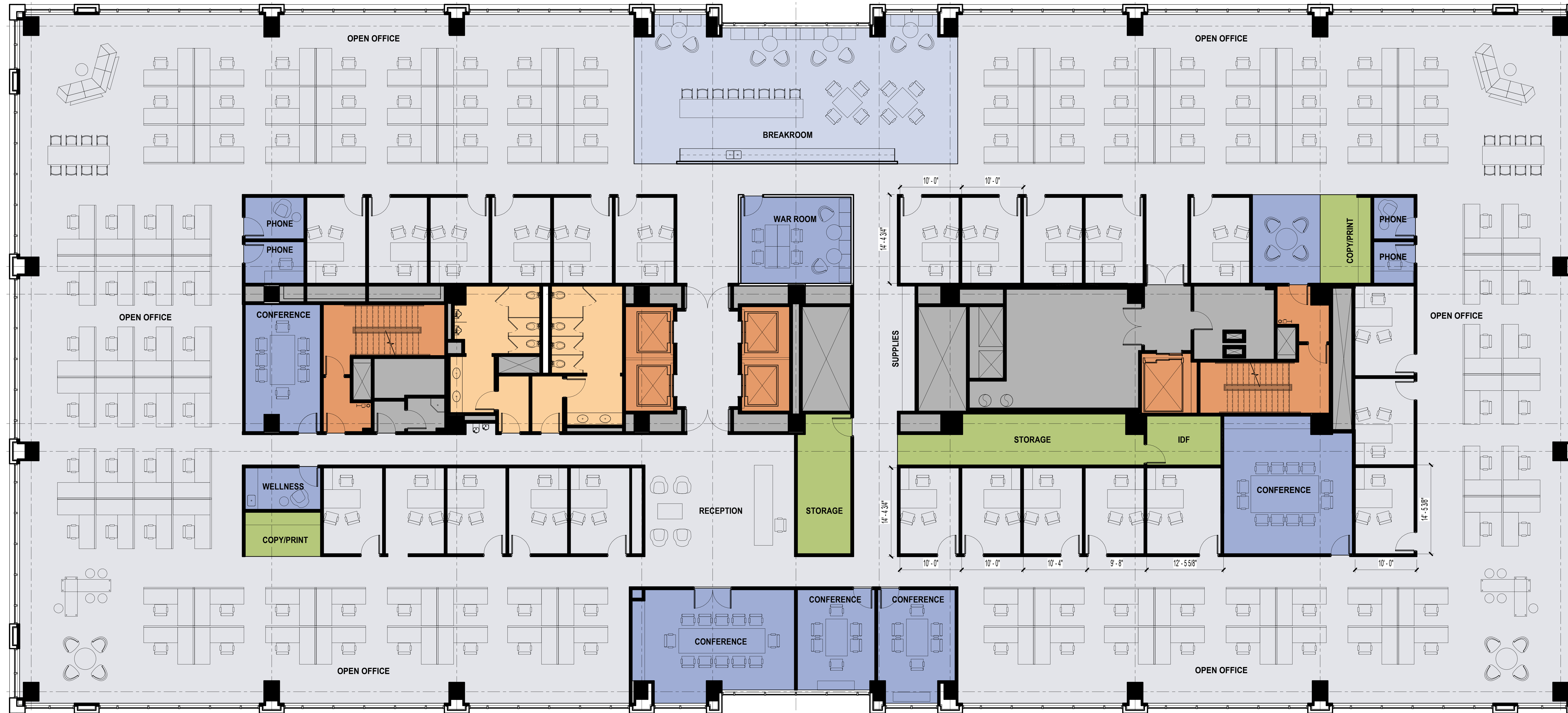
1ST FLOOR - 3,396 RSF

DIMENSIONAL FLOOR PLATE

SUITE 400
30,650 RSF



HYPOTHETICAL OPEN FLOOR PLATE



80/20 OPEN OFFICE PLAN

INTERIOR OFFICES	24
6X8 WORKSTATIONS	116
TOTAL OCCUPANTS	140
MEETING/PHONE	12
BREAKROOM	1
MAIL/COPY/STORAGE	4
PARKING RATIO	4/1,000

LEGEND

- OFFICE SPACE
- MEETING SPACE
- BREAKROOM
- MAIL/COPY/STORAGE
- RESTROOMS
- VERTICAL ACCESS

HYPOTHETICAL PRIVATE OFFICE FLOOR PLATE



30/70 OPEN OFFICE PLAN

INTERIOR OFFICES	45
6X8 WORKSTATIONS	72
BENCHING STATIONS	24
TOTAL OCCUPANTS	141

MEETING/PHONE	10
BREAKROOM	1
MAIL/COPY/STORAGE	3

PARKING RATIO 4/1,000

LEGEND

- OFFICE SPACE
- MEETING SPACE
- BREAKROOM
- MAIL/COPY/STORAGE
- RESTROOMS
- VERTICAL ACCESS



ELECTRICAL

INTERNATIONAL PLAZA II

Building 2 is currently served from pad mounted transformers located on the North side of Building 2. A life safety generator is located adjacent to the transformers and provides power to life safety systems within the building.

There are currently feeders extending from the CUP to Building 2 to provide generator power and UPS power to the building. Two (2) services rated at 2000 amps are extended from the generator control switchgear into Building 2. Two (2) additional services rated at 800 amps are extended from the UPS output switchgear into Building 2. These services are currently serving data centers and critical spaces on select floors in the building.

The following areas in Building 2 are backed up by the CUP:

- » Level 3 IT Room
- » Level 4 lighting, power, AC load
- » Level 5 lighting, power, AC load
- » Level 6 lighting, power, AC load
- » Level 7 lighting, power, AC load
- » Level 8 IT Room
- » Level 9 IT Room and Data Center (Data Center on localized UPS system and not from the CUP)

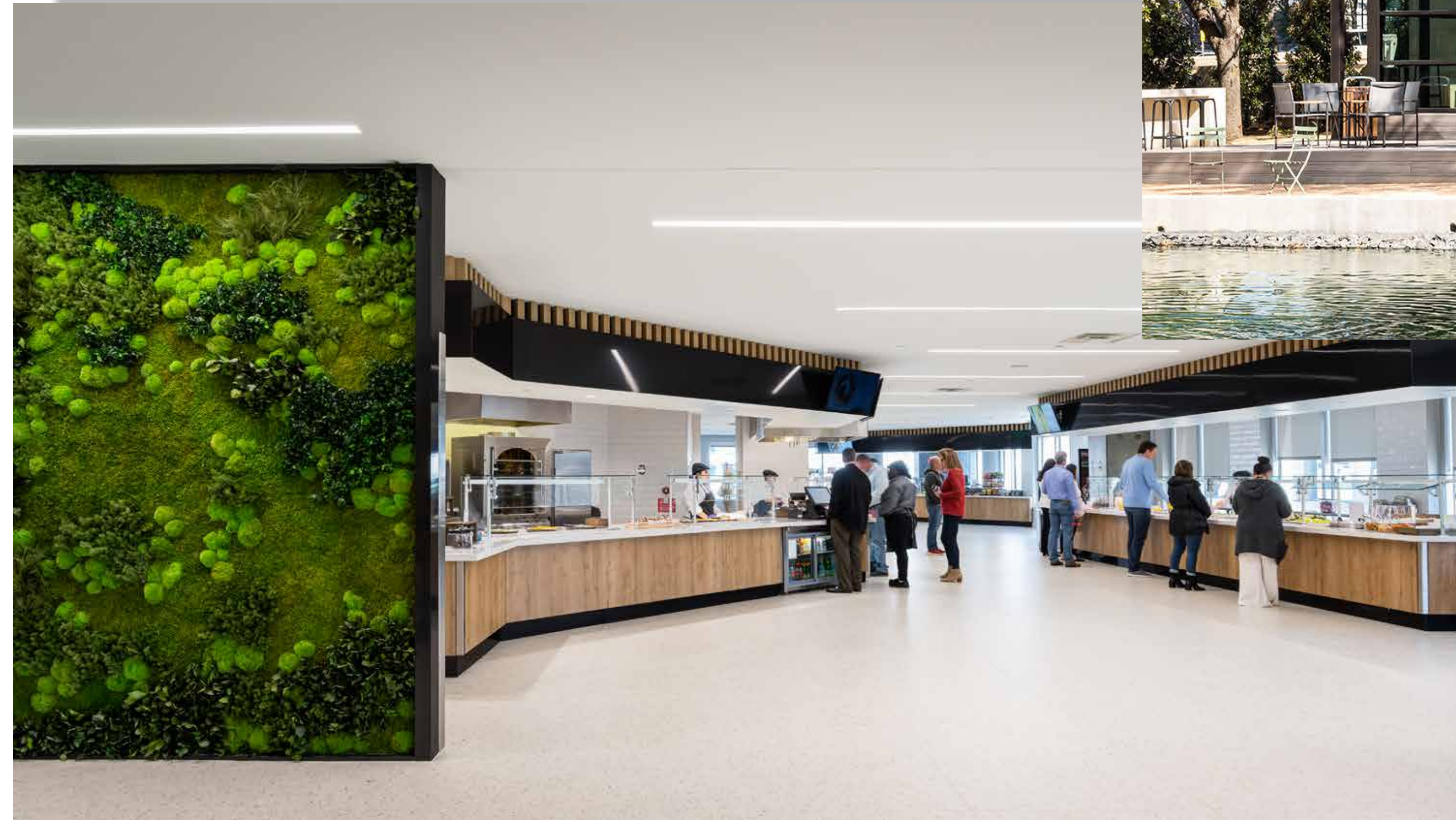
TELECOMMUNICATIONS

- » Dual Fiber Path Entries located at the North and South Demarcs for the building
- » AT&T, Level 3 and CenturyLink

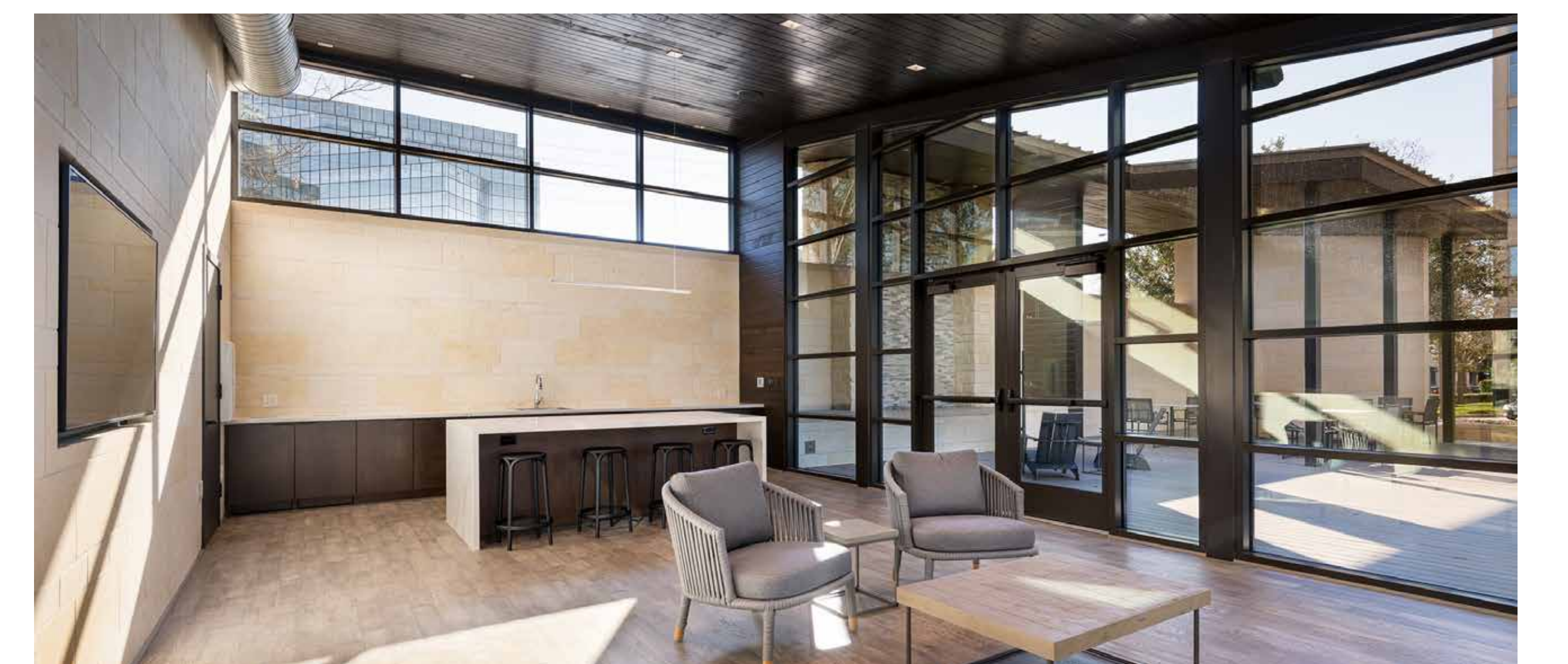
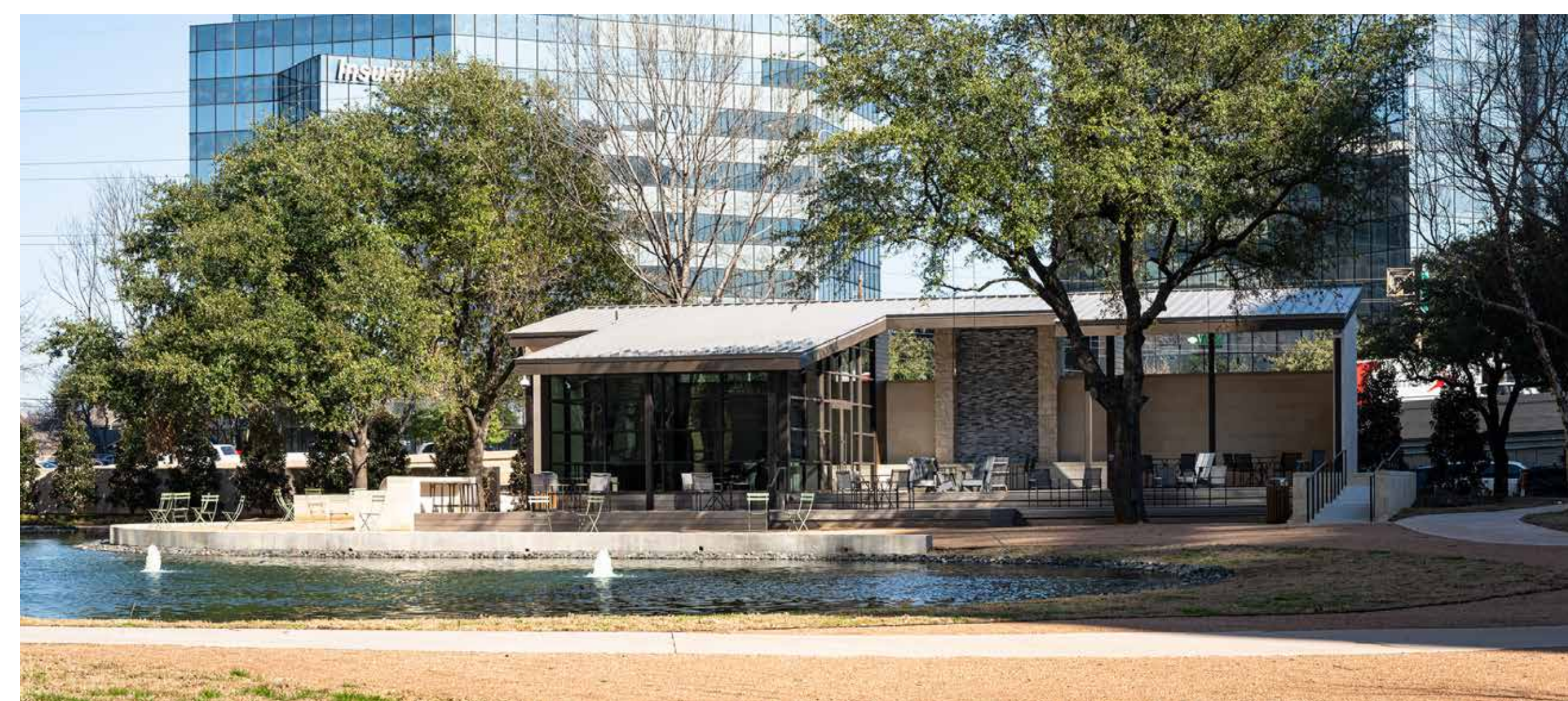
MECHANICAL

- » 90 - Ton SCUD Units per floor
- » Two (2) Cooling Towers
- » Fifteen (15) Exterior and Fourteen (14) Interior Zoners
- » 1350 Tons of Cooling Capacity
- » Excess Capacity of 150 Tons for Tenants Use

ON-SITE AMENITIES



LAKEHOUSE RETREAT



INTERNATIONAL PLAZA II | LEVEL 1



LOBBY AREA

INTERNATIONAL PLAZA II / LEVEL 1



CAFE

INTERNATIONAL PLAZA II / LEVEL I



EXECUTIVE CONFERENCE CENTER

INTERNATIONAL PLAZA II / LEVEL I

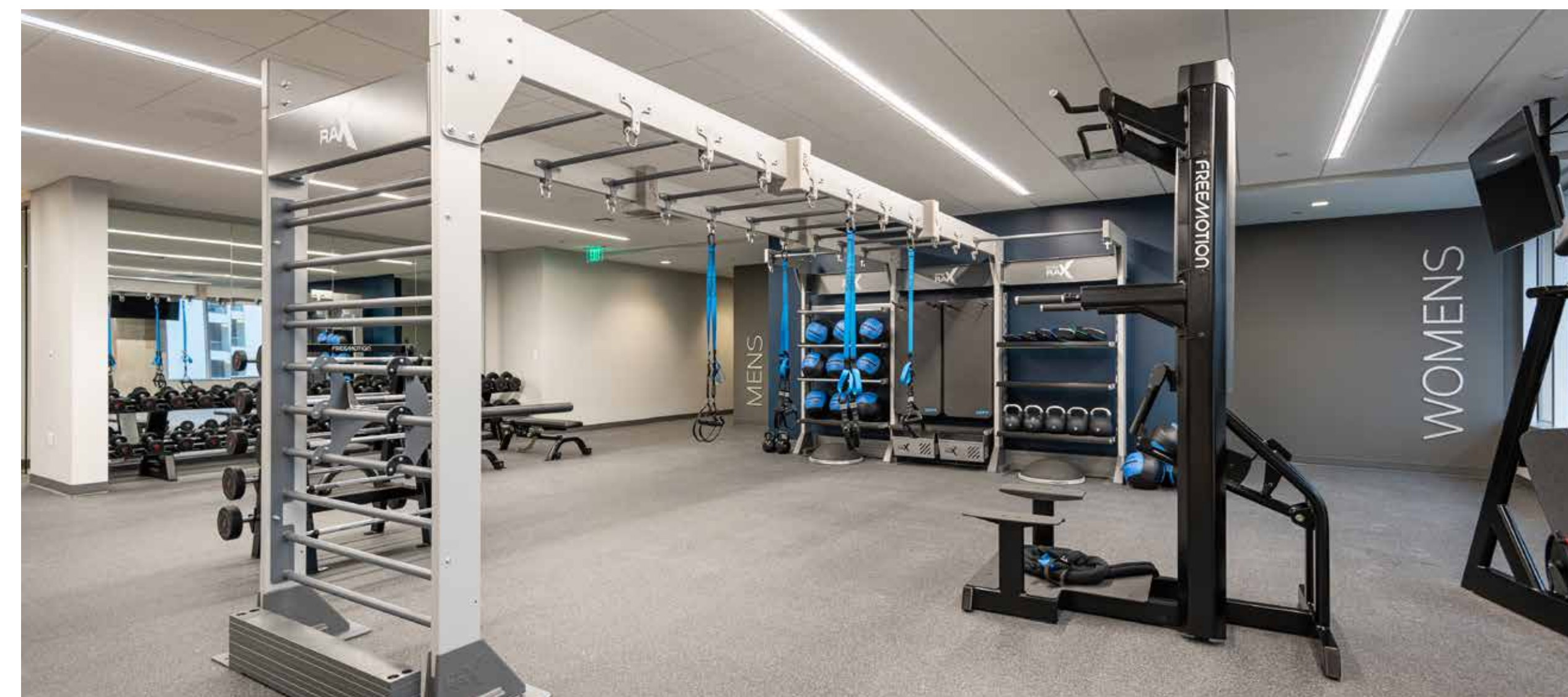


INTERNATIONAL PLAZA II | LEVEL 2

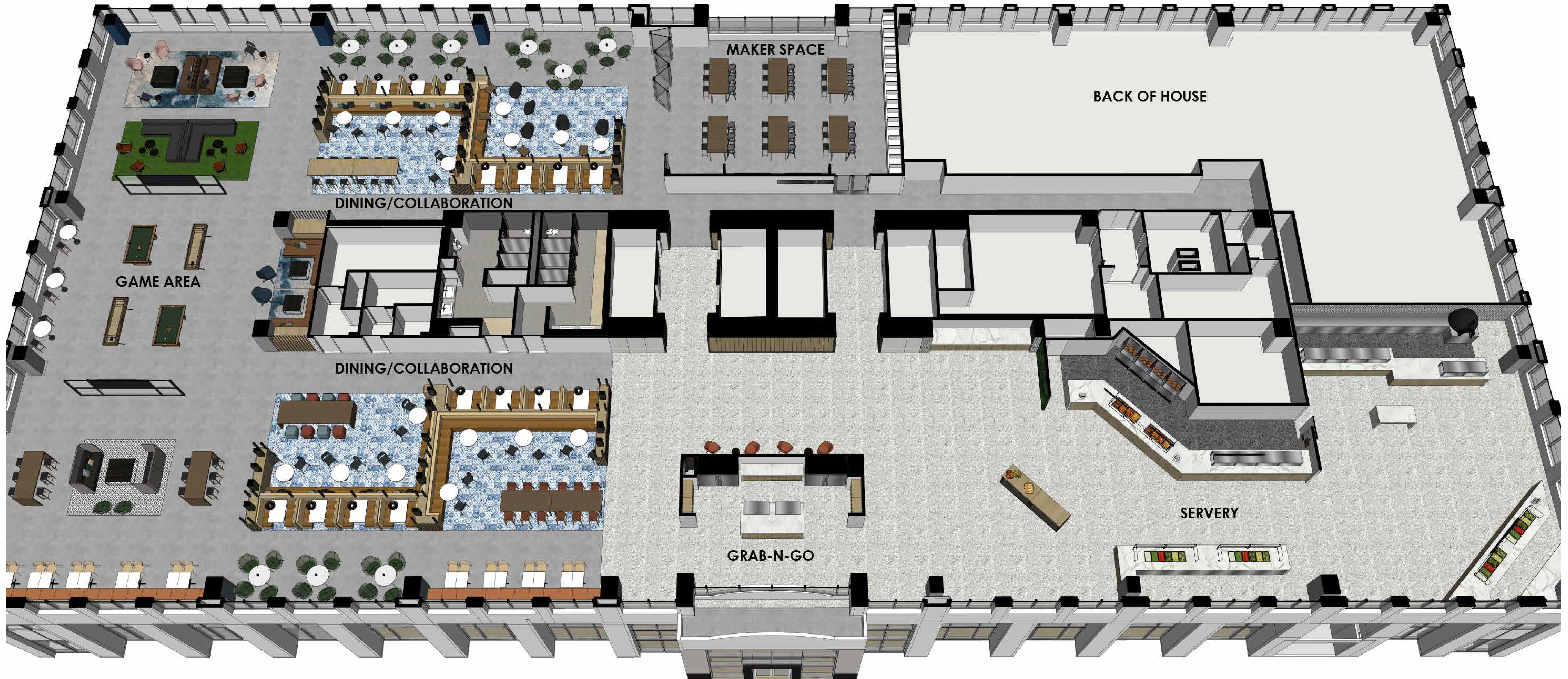


FITNESS CENTER

INTERNATIONAL PLAZA II / LEVEL 2

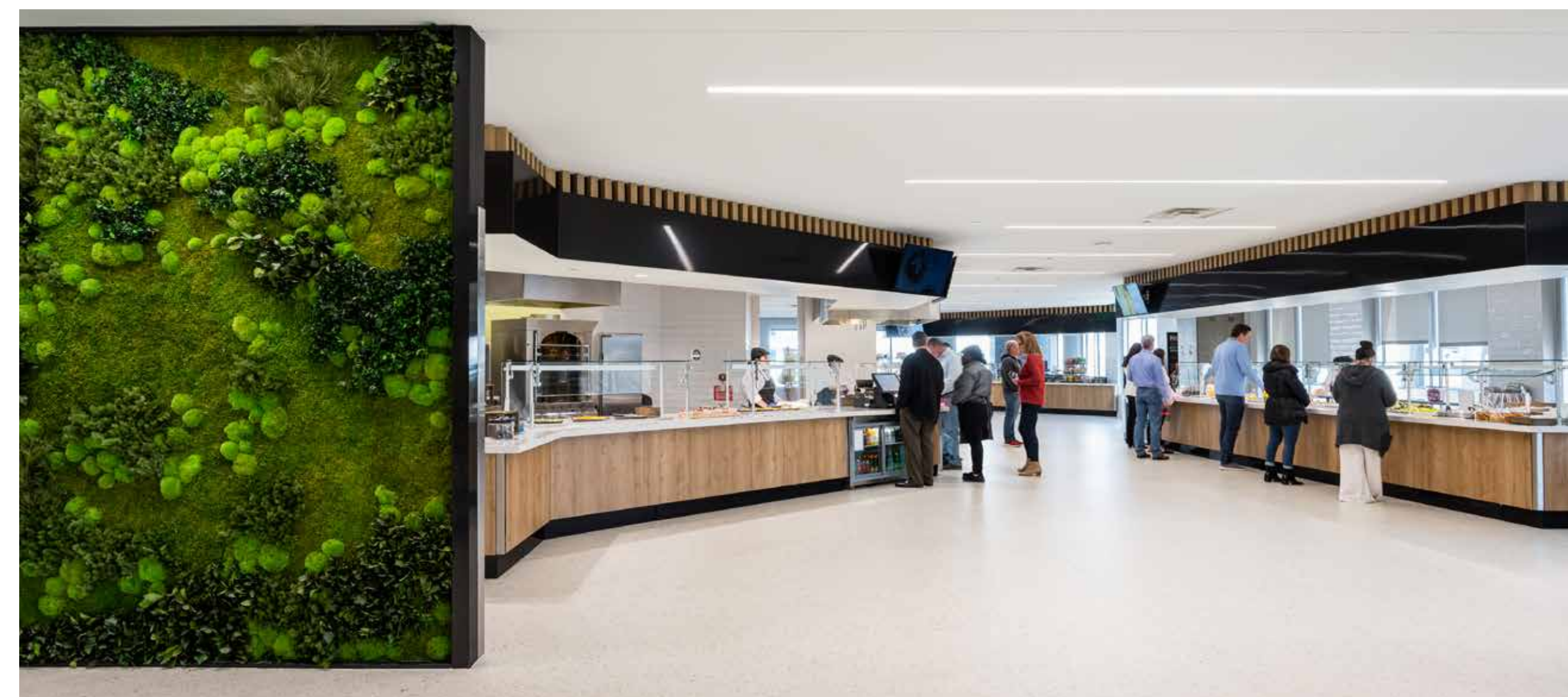


INTERNATIONAL PLAZA II | LEVEL 3



FOOD HALL

INTERNATIONAL PLAZA II / LEVEL 3



COLLABORATION LOUNGE / GAME AREA

INTERNATIONAL PLAZA II / LEVEL 3





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