

Riverside Commons

LAS COLINAS

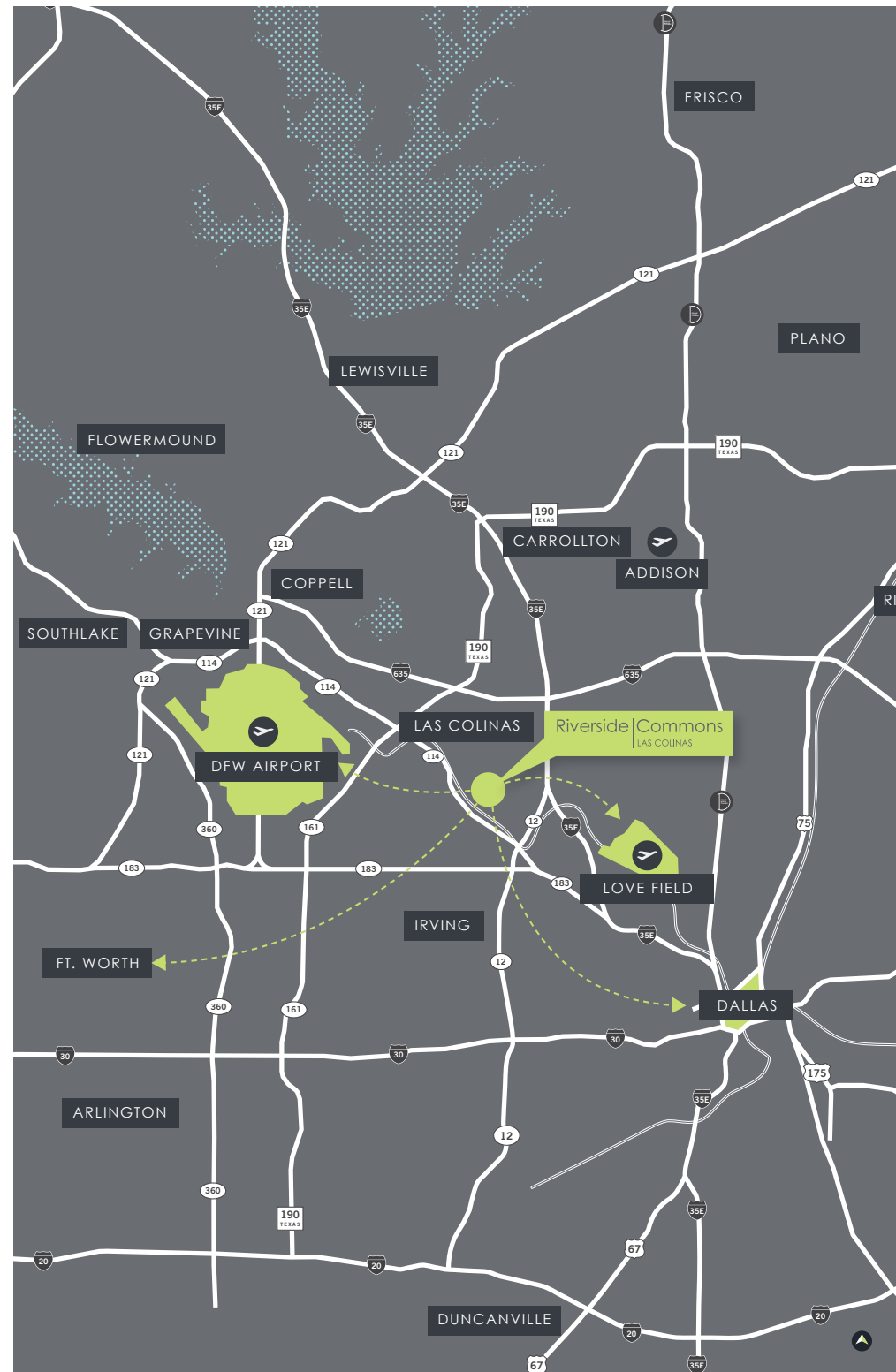
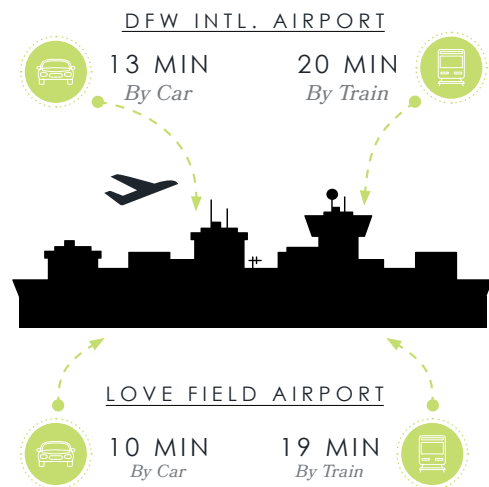
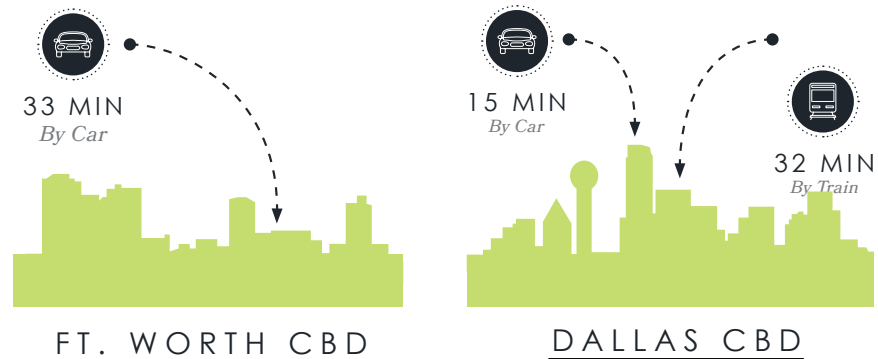
5000 RIVERSIDE DRIVE
IRVING, TEXAS 75039



Where Exactly Are We?

THAT'S A GOOD QUESTION, I'M GLAD YOU ASKED.

- Converging Location of Major Thoroughfares
- Central Location within the DFW Metroplex
- Exceptional DART and Area Transit System
- Immediate Access to DFW International (10.2 Miles) and Love Field Airports (8.5 Miles)
- Proven Corporate Neighborhood



What's The Area Like?

I THOUGHT YOU MIGHT ASK THAT, LET ME TELL YOU!

10 MINUTES

POPULATION SIZE: 1 MILLION



MEDIAN INCOME: \$53,000



20 MINUTES

POPULATION SIZE: 2 MILLION



MEDIAN INCOME: \$57,000



What's There To Eat Around Here?

PLENTY! DON'T WORRY, YOU WON'T GO HUNGRY.

URBAN CENTER EATS



323
Restaurants



93
Hotels

JUST SOME OF OUR FAVORITE LOCAL FLAVOR WITHIN 5 MINUTES



But What Will I Do For Fun Within 5 Minutes?

TRUST US, YOU WILL NEVER BE BORED.

MUSIC FACTORY

- 250,000 SF RESTAURANT, RETAIL, ENTERTAINMENT SPACE
- LIVE NATION 8,000 SEAT VENUE
- 20+ RESTAURANT OPTIONS



WATER STREET

- 60,000 SF RETAIL & DINING
- 10+ RESTAURANT OPTIONS
- OVER 340 MULTI-FAMILY UNITS

What's Around the Site?

WONDERFUL QUESTION, I WOULD LOVE TO TELL YOU!



— RIVERSIDE PROPERTY



BUS STOP

— BUS ROUTE



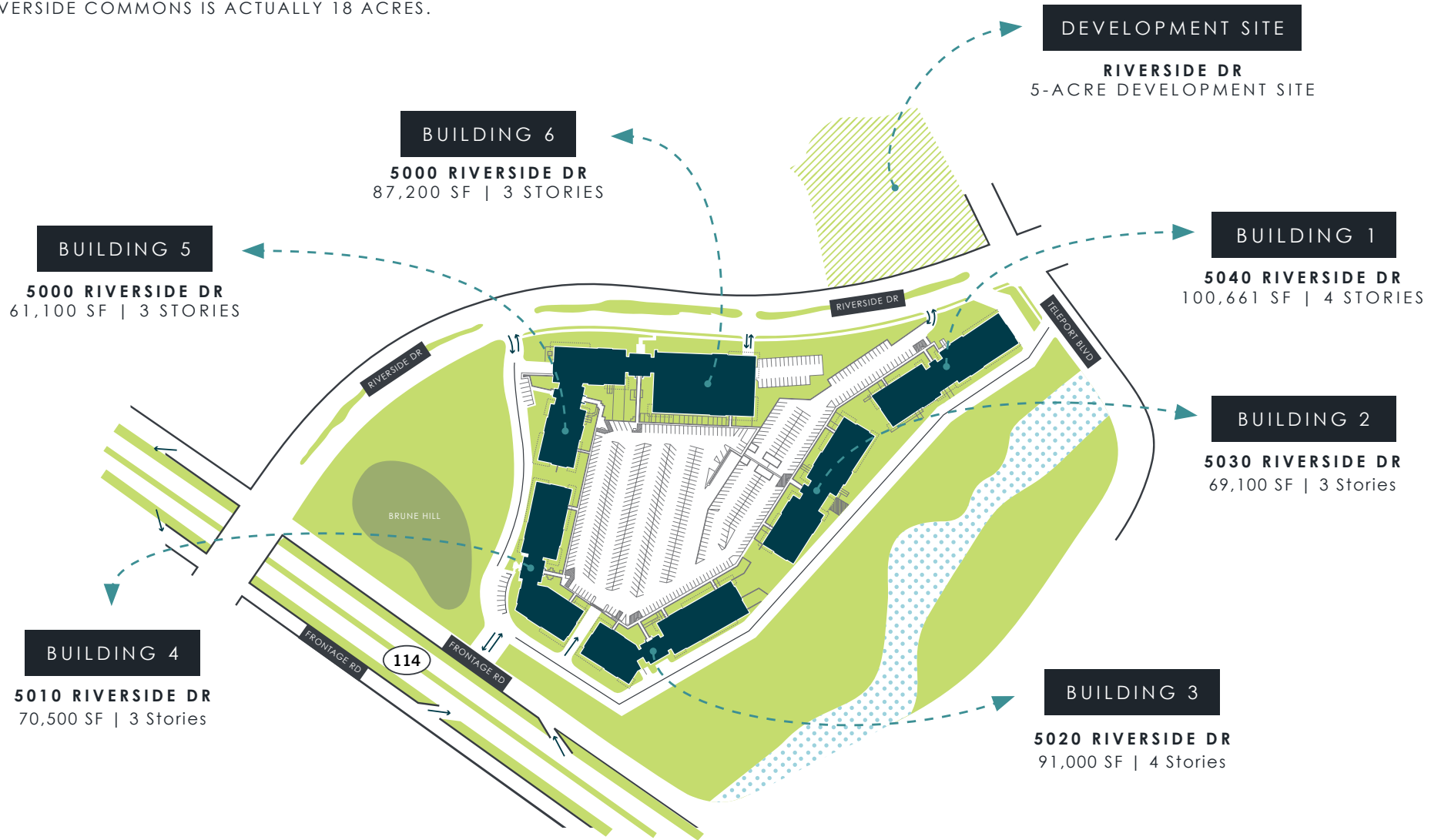
APT TRAM STOP

— APT PEOPLE MOVER

— DART RAIL SYSTEM

How Big is the Site?

RIVERSIDE COMMONS IS ACTUALLY 18 ACRES.



QUICK FACTS

SITE SIZE - 13 Acres

OF BUILDINGS - 6

PROJECT SF - 467,000 SF

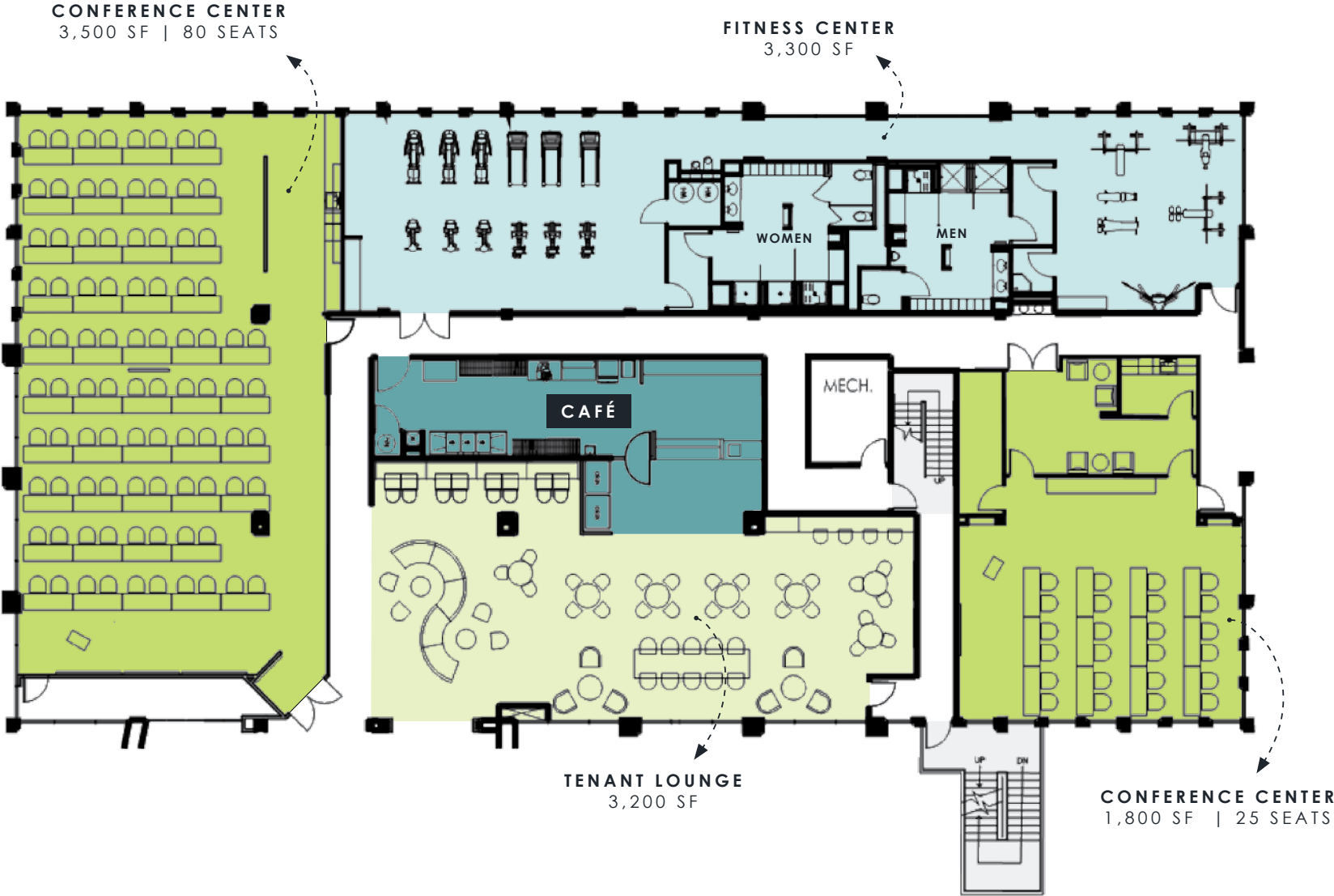
PARKING RATIO - 4/1,000
85% Covered, 15% Surface

ON-SITE - Fitness Center,
Conference Center, Cafeteria

RETAIL - 15,000 Sf Coming

On-Site Amenities

BUILDING 5 (1ST FLOOR) - 11,800 SF



Infrastructure Overview

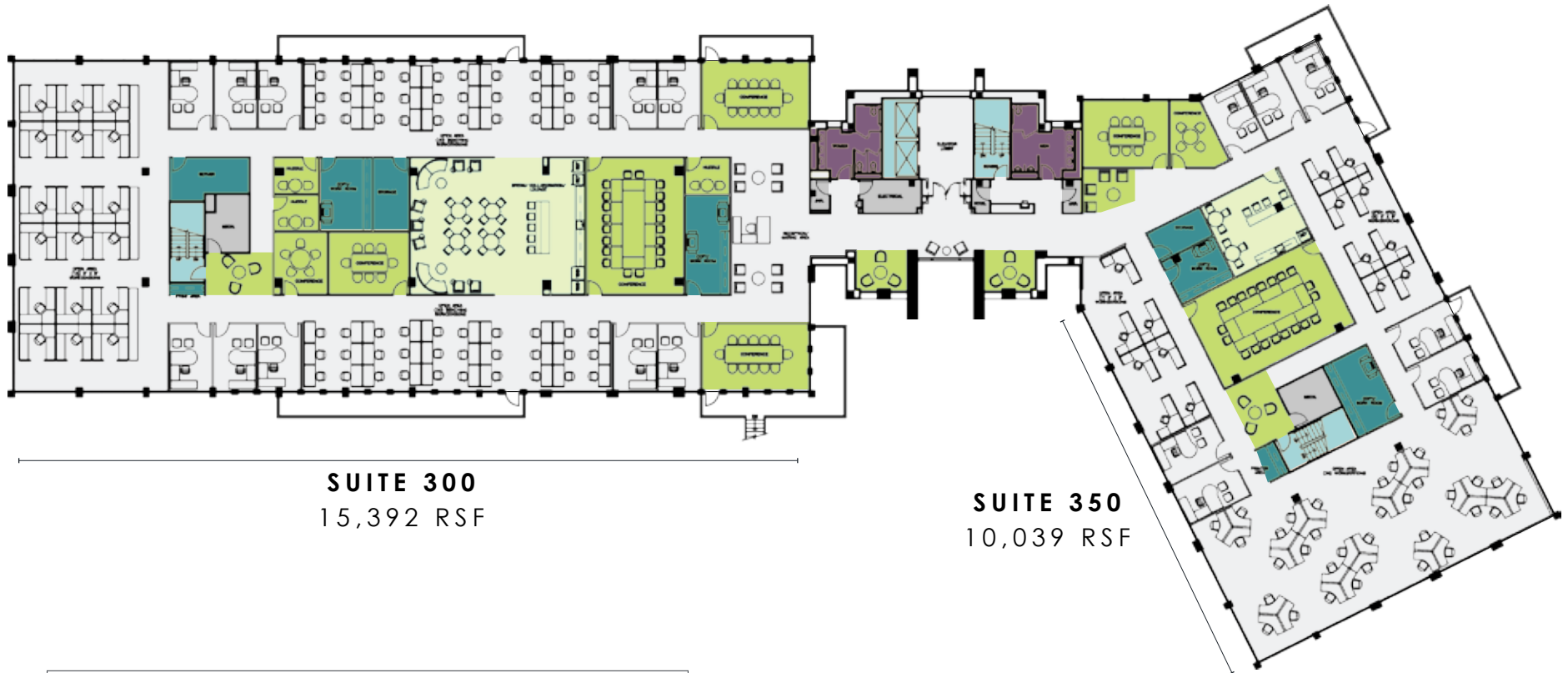


(BUILDINGS 2 - 6 ARE SERVICED BY AN ELECTRICAL LOOP.)

BUILDING	ELECTRICAL	GENERATOR BACK-UP	UPS	HVAC	FIBER	CEILING HEIGHT
Building One (Data Center)	4-1,500 KVA Transformers	1 - 1.25 meg 5 - 1 meg	4 - 750 KVA Modules	1185 Tons	AT&T (Verizon, MCI, Level 3 & Sprint)	9 Feet
Building Two	500 KVA	N/A	N/A	190 Tons	AT&T (Verizon, MCI, Level 3 & Sprint)	9 Feet
Building Three	750 KVA	1 - 350 KW	N/A	355 Tons	AT&T (Verizon, MCI, Level 3 & Sprint)	9 Feet
Building Four	750 KVA	N/A	N/A	295 Tons	AT&T (Verizon, MCI, Level 3 & Sprint)	9 Feet
Building Five	750 KVA	N/A	N/A	265 Tons	AT&T (Verizon, MCI, Level 3 & Sprint)	9 Feet
Building Six	1 mg	2 - 800 KW	2 - 225 KVA	375 Tons	AT&T (Verizon, MCI, Level 3 & Sprint)	9 Feet

Single Tenant Hypothetical Plan

BUILDING 3 - THIRD FLOOR - 25,431 RSF



SUITE 300
15,392 RSF

SUITE 350
10,039 RSF

OPEN OFFICE PLAN

17	Private Offices	2	Break/Coffee
129	Workstations	7	File/Copy/Storage
1	Receptionist	11	Conference Rooms
147	Staff Total	5	Collaboration Areas

Multi-Tenant Hypothetical Plan

BUILDING 3 - THIRD FLOOR - 25,431 RSF



SUITE 300
15,392 RSF

SUITE 350
10,039 RSF

80/20 OPEN OFFICE PLAN

14	Private Offices	1	Break/Coffee
70	Workstations	6	File/Copy/Storage
1	Receptionist	3	Conference Rooms
85	Staff Total	2	Collaboration Areas

Single Tenant Hypothetical Plan

BUILDING 4 - THIRD FLOOR - 23,322 RSF



SUITE 300
10,675 RSF

SUITE 350
12,647 RSF

OPEN OFFICE PLAN

29	Private Offices	2	Break/Coffee
85	Workstations	9	File/Copy/Storage
1	Receptionist	10	Conference Rooms
115	Staff Total	5	Collaboration Areas

Multi-Tenant Hypothetical Plan

BUILDING 4 - THIRD FLOOR - 23,322 RSF



SUITE 300
10,675 RSF

SUITE 350
12,647 RSF

OPEN OFFICE PLAN			
10	Private Offices	1	Break/Coffee
53	Workstations	7	File/Copy/Storage
1	Receptionist	2	Conference Rooms
51	Staff Total	2	Collaboration Areas

Come On, You Will Love It!

CONTACT OUR LEASING TEAM FOR MORE INFORMATION

TREY SMITH
972.663.9823
TREY.SMITH@CUSHWAKE.COM

JOHNNY JOHNSON
972.663.9821
JOHNNY.JOHNSON@CUSHWAKE.COM



Brookfield