



  
**URBAN**  
TOWERS

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.

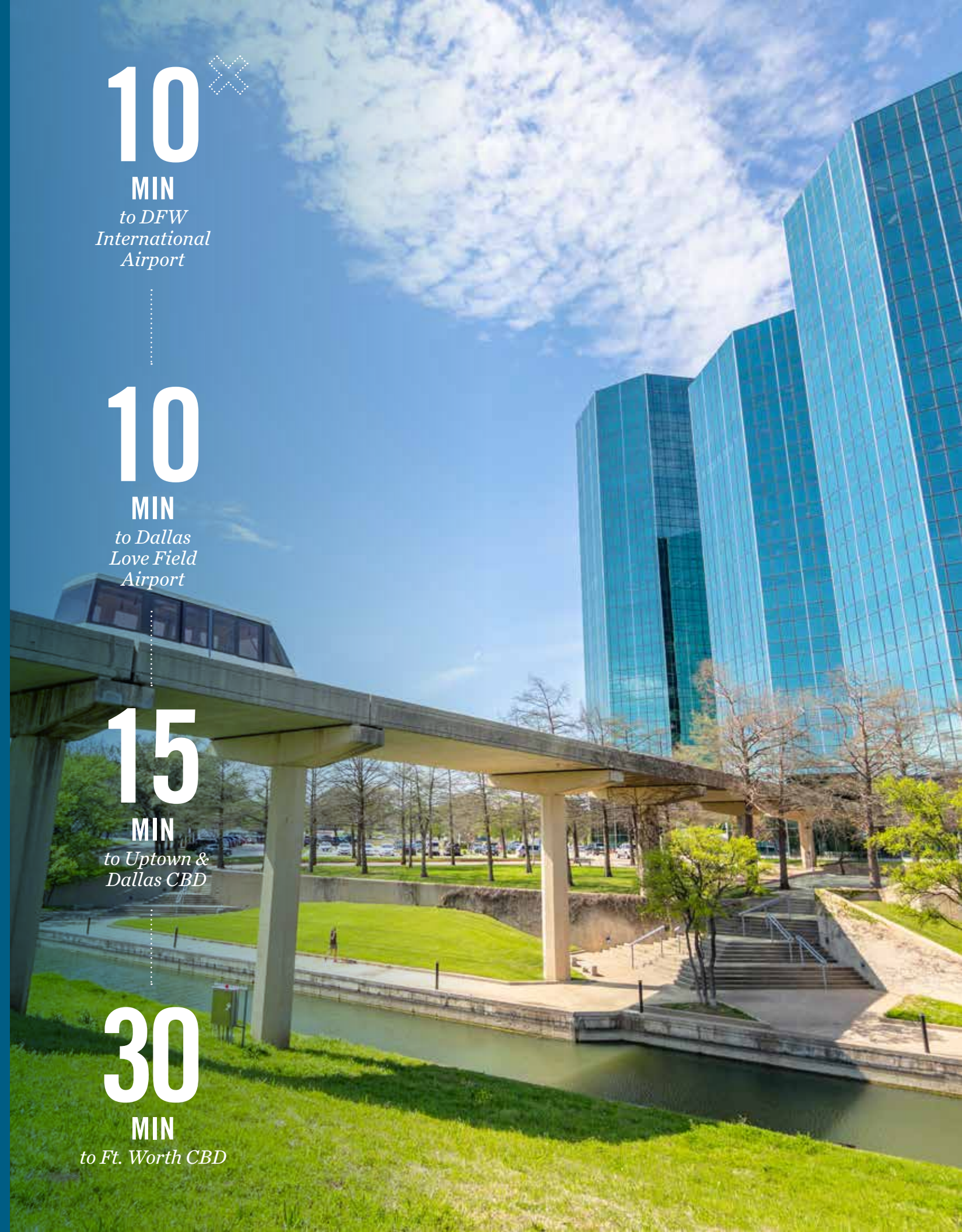


10<sup>x</sup>  
MIN  
to DFW  
International  
Airport

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

- at&t
- Celanese
- ExxonMobil
- Kimberly-Clark
- FLUOR**
- Pioneer**
- VISTRA ENERGY**

**DALLAS LOVE FIELD AIRPORT**  
10 min drive

**WATER STREET**

- OLIVELLA'S NEO PIZZA NAPOLETANA
- Creamistry GO FISH POKE
- Cork Pig BIG
- HUGOS INVITADOS



635

348

114

**TOYOTA MUSIC FACTORY**

- Yard House
- ALAMO
- VETTED WELL
- GLORIA'S LATIN CUISINE
- KABUKI
- Bar Louise
- Thirsty Lion
- toby
- freshii
- BURGERIM
- GRIMALDI'S
- POP FACTORY

**TEXICAN**

**WESTIN**

**LIVE NATION**  
8,000 Capacity Venue

**Marriott**

**URBAN TOWERS**

**OMNI HOTELS & RESORTS**

**HOMWOOD SUITES**

**Holiday Inn**

**aloft**

**Zyzzin**  
Tiff's Treats  
CIG & GO

corner bakery  
**FedEx**  
JEMMY JOHN'S  
CHIPPITLES

**JOHN CARPENTER FWY.**

APT

DART

IRVING CONVENTION CENTER AT JAG COLLEGE



*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



URBAN  
TOWER  
STATION

APT

*On-Site*

# CONVENIENCE

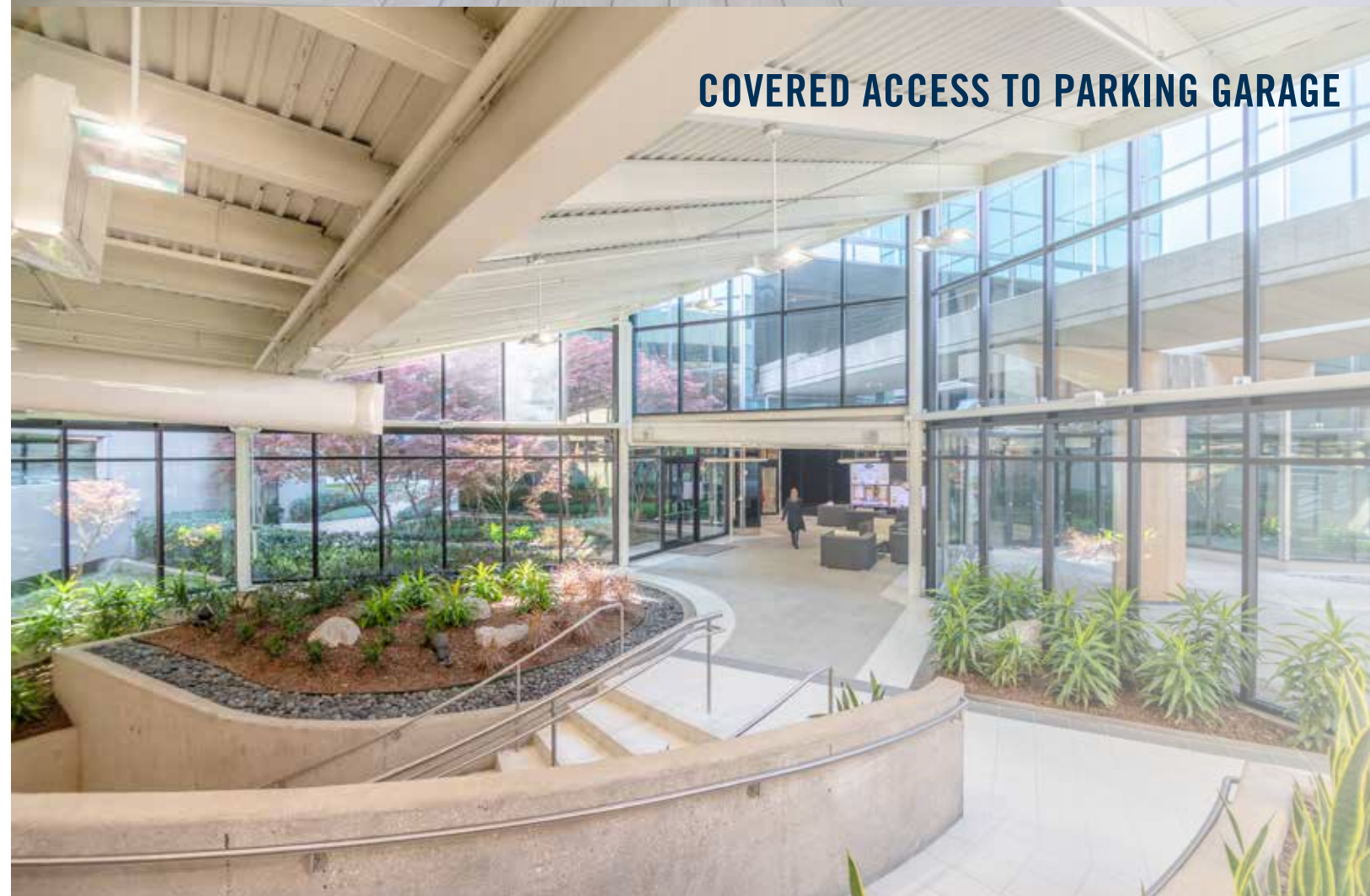
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## On-Site Amenities:

- 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**

+++

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<sup>+</sup>**

*Leasing*

# INFORMATION

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**CUSHMAN &  
WAKEFIELD**

*Professionally Owned by:*



**PARALLEL**  
CAPITAL PARTNERS