

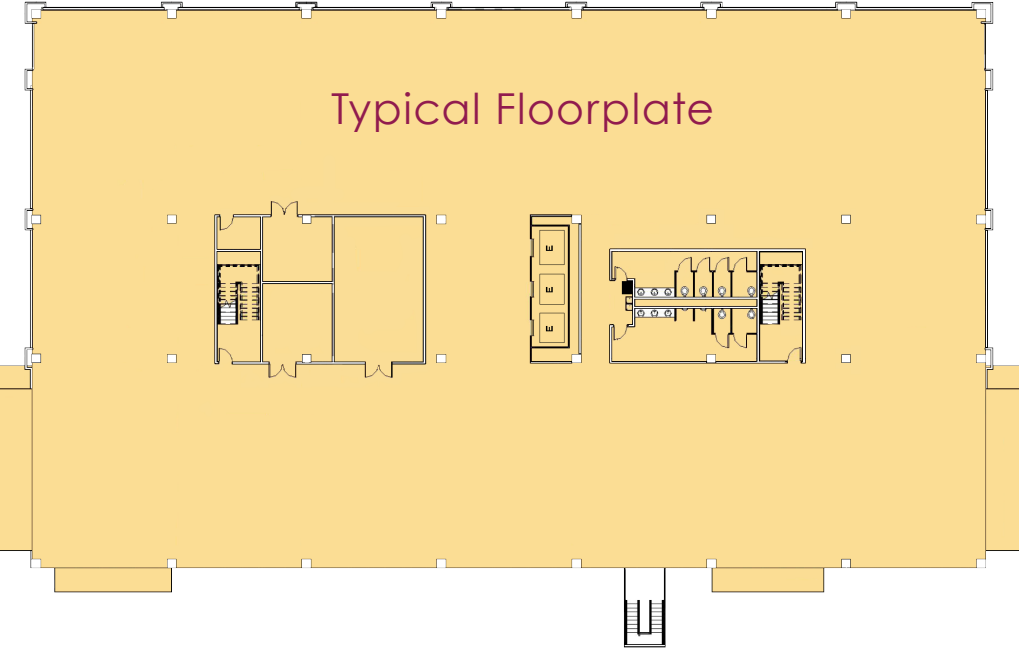
MUSIC FACTORY



Office Highlights:

- 100,000 SF Class A Office Tower
- Four Stories
- 25,000 SF Floorplates
- 100% Covered, Structured Parking
- Accessible by DART Rail & APT
- Walkable Amenities Including Hotels, Restaurants & Entertainment

Typical Floorplate



Developer: ARK Group

Architect: Gensler

Construction: Balfour Azteca

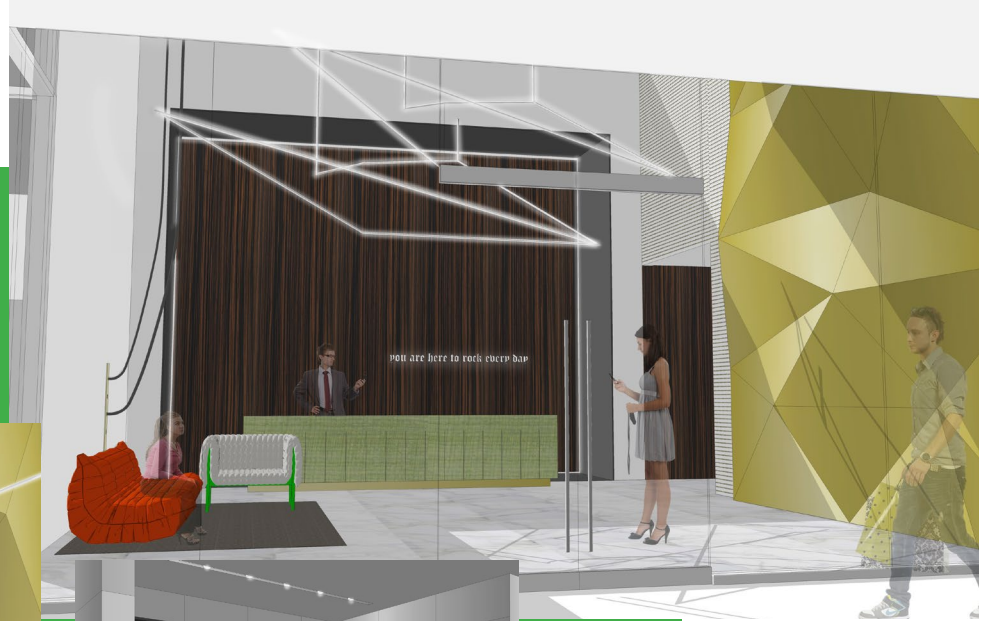
Office Leasing: Cushman & Wakefield

Entertainment/Retail/Restaurant Leasing: UCR

FRONT ENTRY



LOBBY CONCEPT



ELEVATOR



RESTROOM CONCEPT

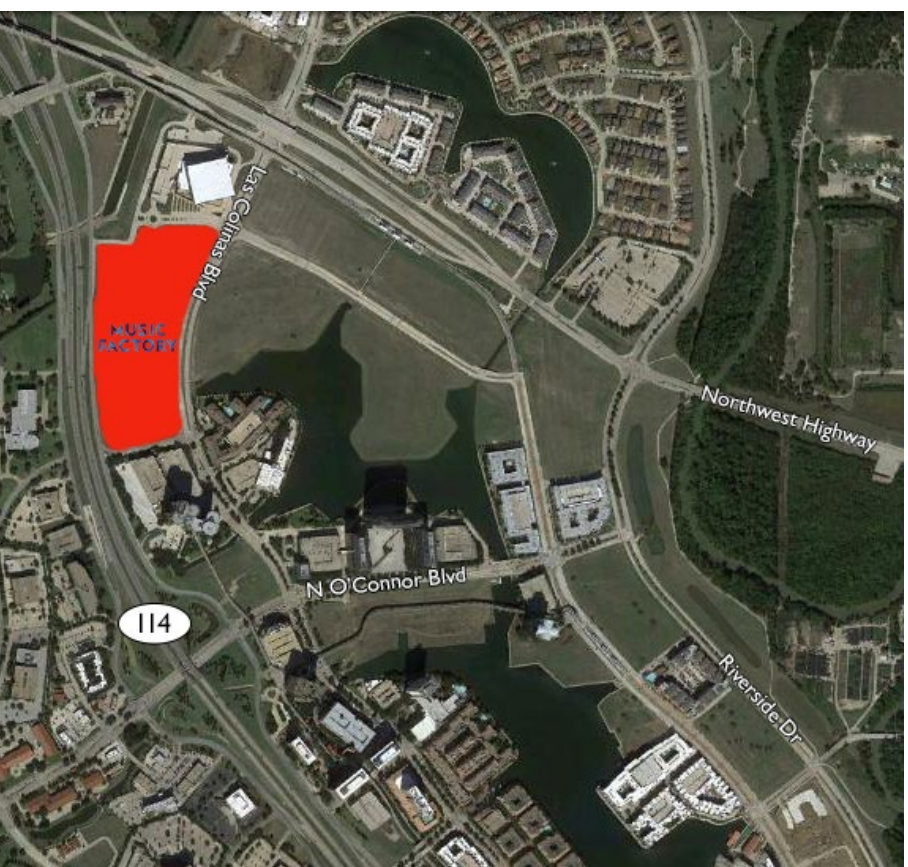




Located between State Highway 114 and Las Colinas Boulevard adjacent to the Irving Convention Center, the Music Factory offers an array of high-quality restaurants and shops along with an 8,000-seat Concert Hall, a 50,000-square-foot outdoor event plaza, and a 100,000-square-foot Class A office building all supported by surface and structured parking. The site is currently accessible by the DART Orange Line and will also be serviced by the well known Las Colinas Area Personal Transit (APT) people mover system.

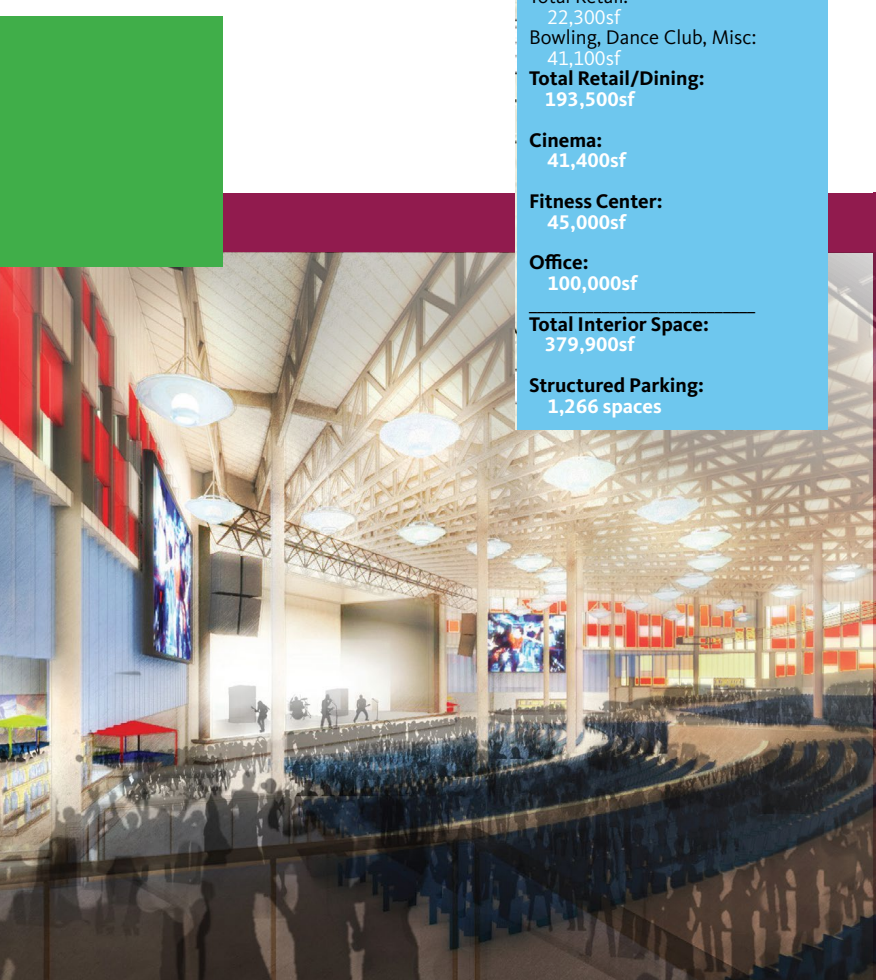
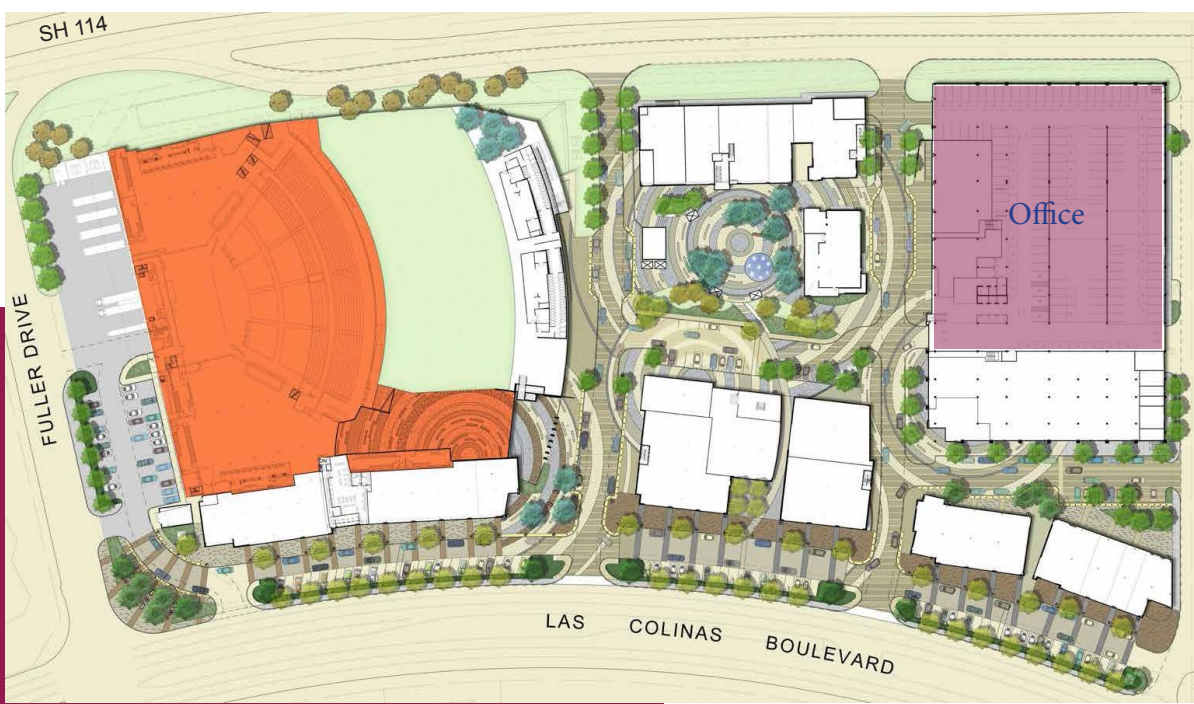
The project was designed to appeal to people from all stages of life - families, single professionals, empty nesters and seniors. There will be a cinema, a bowling alley, interactive art installations and water features. Activities will also be programmed throughout the day to engage and entertain visitors.

Much of The Music Factory will be built to LEED certification standards underscoring the development team's commitment to sustainability.



Program Summary:

Total Food & Beverage:	130,100sf
Total Retail:	22,300sf
Bowling, Dance Club, Misc:	41,100sf
Total Retail/Dining:	193,500sf
Cinema:	41,400sf
Fitness Center:	45,000sf
Office:	100,000sf
Total Interior Space:	379,900sf
Structured Parking:	1,266 spaces



A Development of:

For Leasing Information:
 John Fancher
 Matt Schendle
 972.663.9600

