

GALATYN COMMONS





**800,000 SQ.FT. CLASS A OFFICE CAMPUS
LOCATED IN THE HEART OF NORTH DALLAS
NEAR THE SE CORNER OF HIGHWAY 75 AND 190**



Galatyn Commons

presents a unique offering of highly improved Class A office space,

which can currently accommodate users from

30,000 to 500,000 square feet.



CAMPUS AMENITIES



Outdoor improvements include kitchen with grill stations, bocce courts, fire pit, amphitheater with stage, outdoor seating, and Wi-Fi



Full service cafeteria, outdoor kitchen, coffee shop, and food truck court



24-Hour security



Food truck court



Shared bicycle stations



Excellent highway access



Structured Parking – 5 per 1,000



Fitness & wellness center



Conference center



COFFEE SHOP LOUNGE AND DINING AREA

FOOD AND DINING

📶 WI-FI ENABLED

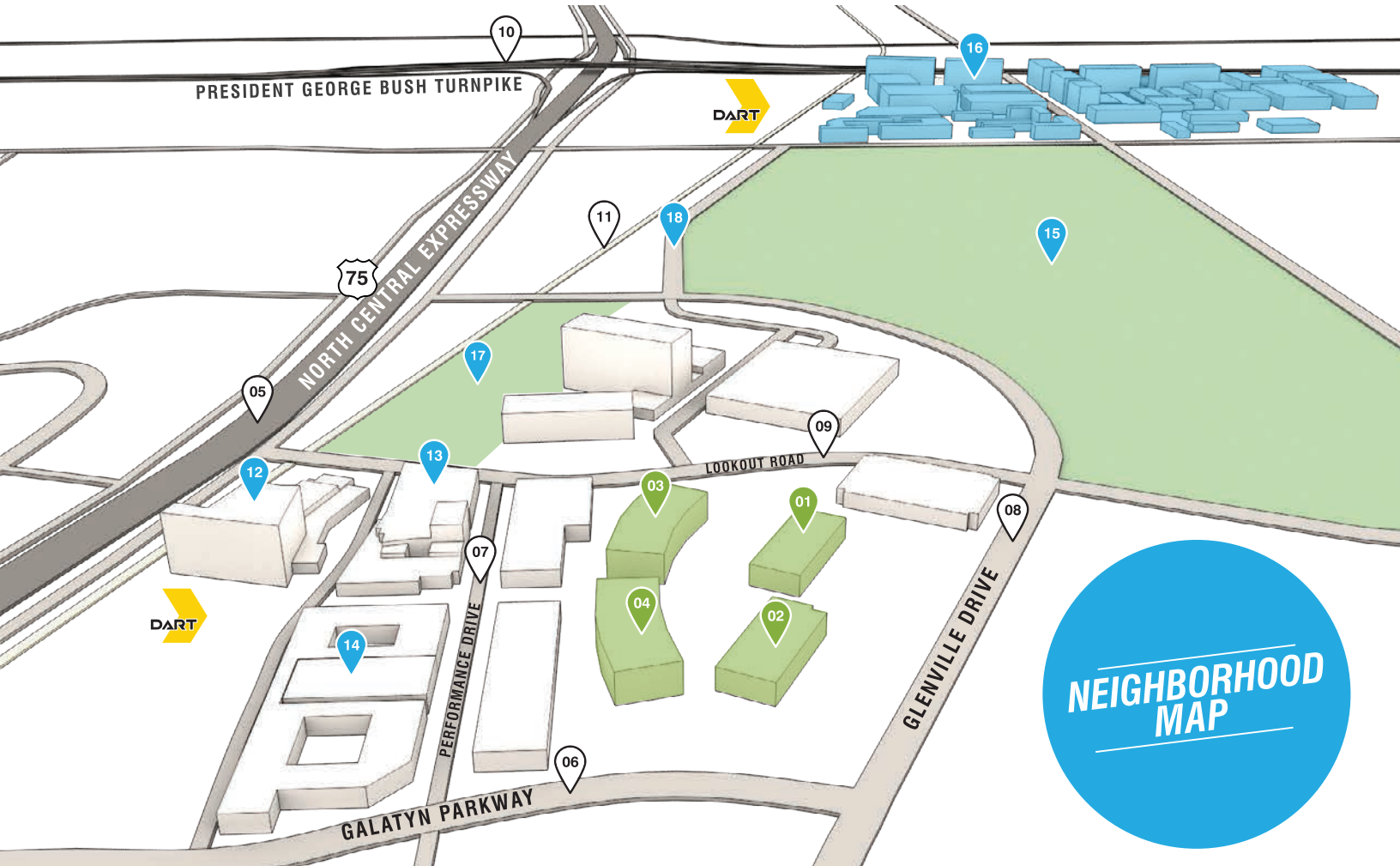
Galatyn Commons offers a full-service cafeteria managed by a third-party operator, in addition to a coffee bar, all supported by a Wi-Fi enabled lounge.



COFFEE SHOP



DINING AREA AND LOUNGE



- 📍 Galatyn Commons
- 📍 Roads and Transportation
- 📍 Amenities and Attractions

- | | | | | | |
|----|------------|----|--------------------------------|----|---|
| 01 | Building A | 05 | North Central Expressway | 12 | Renaissance Hotel and Conference Facility |
| 02 | Building B | 06 | Galatyn Parkway | 13 | Eisemann Center For Performing Arts |
| 03 | Building C | 07 | Performance Drive | 14 | Galatyn Station Residential Community |
| 04 | Building D | 08 | Glenville Drive | 15 | Spring Creek Trail Nature Reserve |
| | | 09 | Lookout Road | 16 | CityLine |
| | | 10 | President George Bush Turnpike | 17 | Galatyn Woodland Preserve |
| | | 11 | DART | 18 | Biking Trails To/From CityLine |





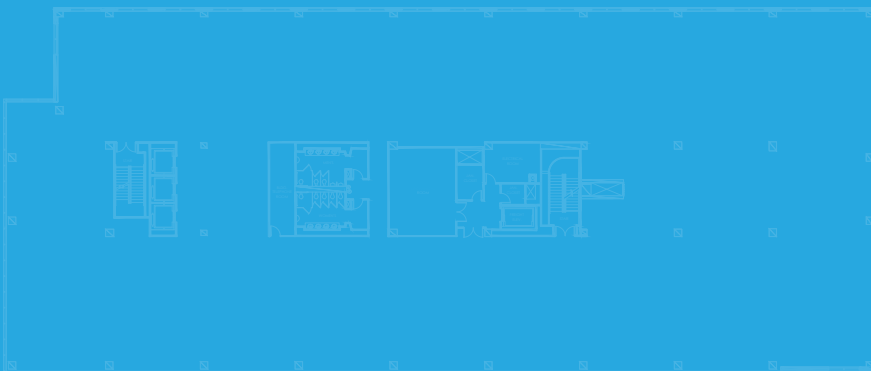
BUILDING A

2375 North Glenville Drive

33,500 RSF

Class A Office Space

- 5 stories
- 5 parking spaces per 1,000 SF
 - Plus ability for additional structured parking
- Large efficient floorplate(s) with 9' + ceiling heights
- Full-service cafeteria, conference center, coffee shop, and Wi-Fi lounge located in the building
- Access to Galatyn Commons full-service amenity package
- Robust infrastructure
 - 2,250 kW Standby Generator (Shared with Building C)
 - 500 kW Emergency Generator



Typical Floor Plan



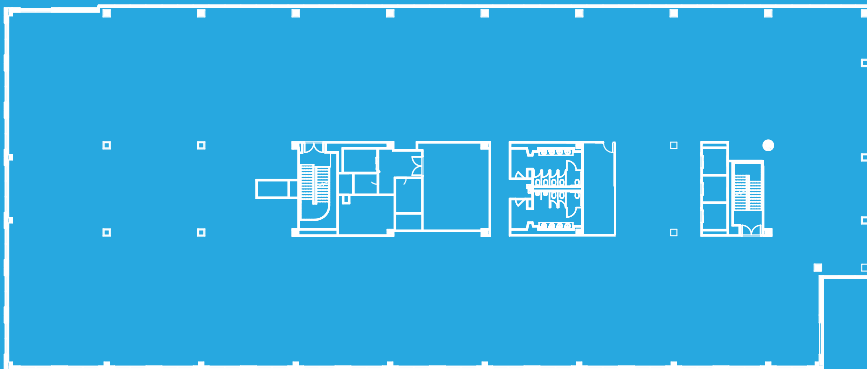
BUILDING B

2375 North Glenville Drive

165,000 RSF

Class A Office Space

- Typical Floor: Approximately 34,000 SF
- 5 stories
- 5 parking spaces per 1,000 SF
 - Plus ability for additional structured parking
- Large efficient floorplate(s) with 9' + ceiling heights
- Access to Galatyn Commons full-service amenity package
- Robust infrastructure
 - 1,250 kW Standby Generator
 - 300 kW Emergency Generator

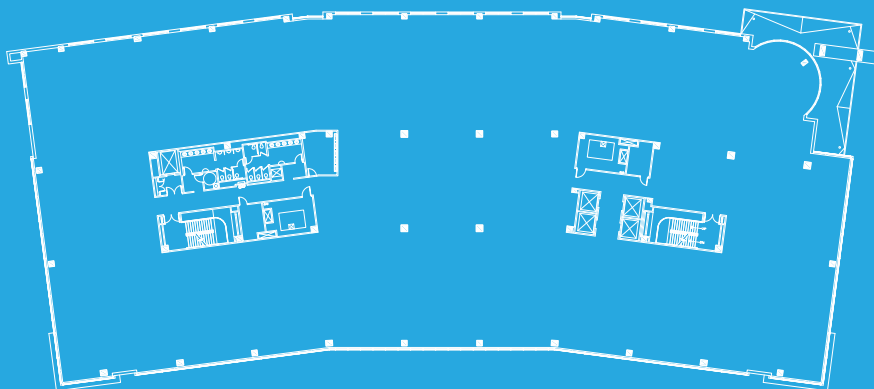


Typical Floor Plan



BUILDING D

1011 Galatyn Parkway



Typical Floor Plan

302,000 RSF

Class A Office Space

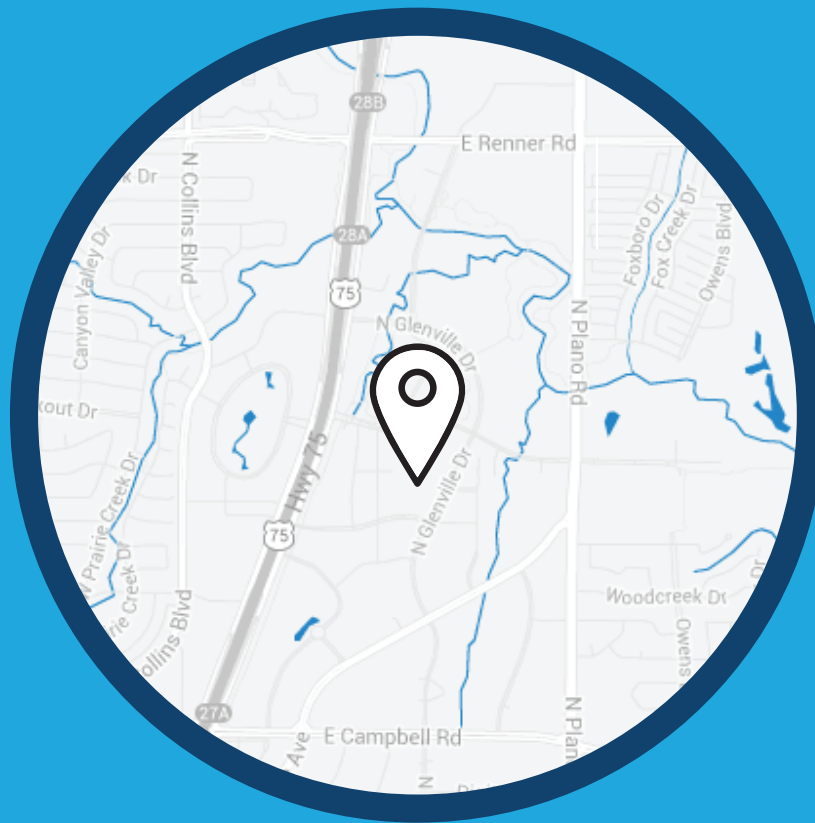
- Typical Floor: Approximately 45,000 SF
- 7 stories
- 5 parking spaces per 1,000 SF
 - Plus ability for additional structured parking
- Large efficient floorplate(s) with 9'+ ceiling heights
- Access to Galatyn Commons full-service amenity package
- Robust infrastructure
 - 1,825 kW Standby Generator
 - 1,000 kW Emergency Generator



BUILDING A
2375 N. GALATYN DRIVE

BUILDING D
1011 GALATYN PKWY

BUILDING B
2375 N. GALATYN DRIVE



www.galatyncommons.com



PELTON
COMMERCIAL REAL ESTATE

Russ Johnson

214-220-0600

rjohnson@pelotoncre.com



**CUSHMAN &
WAKEFIELD**

Chris Taylor

972-663-9822

chris.taylor@cushwake.com