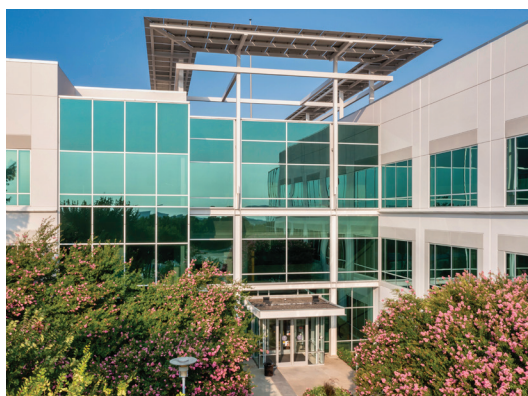


190 OFFICE CENTER I & II

1301 & 1311 WEST PRESIDENT GEORGE BUSH TURNPIKE



MANAGED & LEASED BY:

 **TRANSWESTERN**

PROPERTY OVERVIEW

Strategically located in Richardson's Telecom Corridor, 190 Office Center is a two-building office complex spanning an impressive total 307,468 RSF. The three-story Class A buildings are Energy Star rated with unparalleled visibility on Highway 190. Top of building signage is available, providing tenants the opportunity of unrivaled exposure to the bustling George Bush Turnpike. 190 Office Center presents a premier location for businesses seeking a prestigious and convenient office space.

- Class A office building
- Two-building office complex totaling 307,468 SF
- Three-story, energy star rated
- Built in 2001 and 2008, the buildings' large, efficient and rectangular floor plates are designed to cater to tenants of all size
- 4/1000 parking ratio
- Top-of-building signage opportunities with unrivaled George Bush Turnpike exposure
- 100+ restaurants within a 5-minute drive
- Class AA drive up appeal



BUILDING AMENITIES

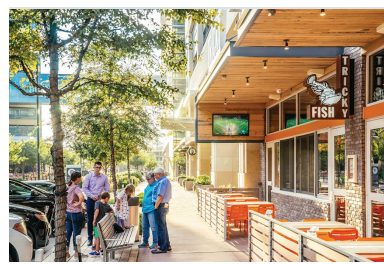
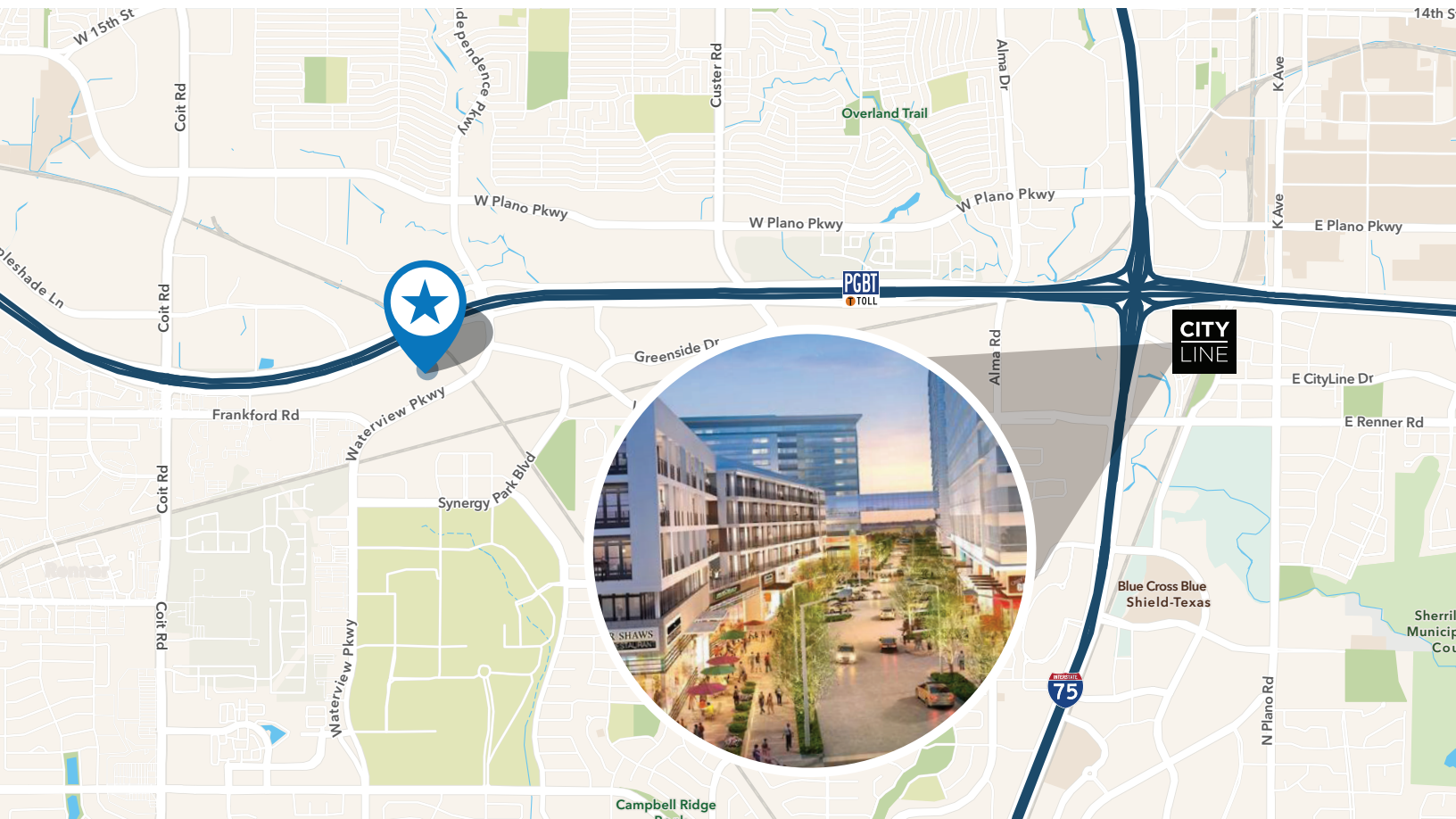
The 190 Office Center I & II boast a wide range of amenities designed to enhance the tenants experience. The conference center is the perfect setting for productive meeting or professional events. The fitness center is fully furnished with top-of-the-line equipment, accompanied by modern locker rooms for added convenience. The tenant lounge offers a stylish and comfortable space with various seating areas, perfect for networking or simply relaxing with colleagues. Additionally, the outdoor pergola (with grill) provides a an inviting environment for team lunches or client events. The on-site cafe caters to the culinary needs of the tenants, offering a diverse menu of delicious options.

- ▣ Conference center
- ▣ Fitness center with locker rooms
- ▣ Tenant lounge
- ▣ Outdoor pergola with grill
- ▣ On-site cafe



AREA AMENITIES

Located less than 10 minutes from CityLine featuring over 28 dining options, hotel, multifamily, unique social events & a lively outdoor atmosphere.





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