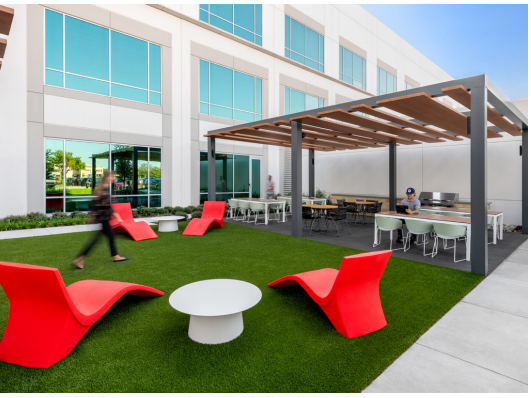
190 OFFICE CENTER I & II

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 308,564 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 308,564 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













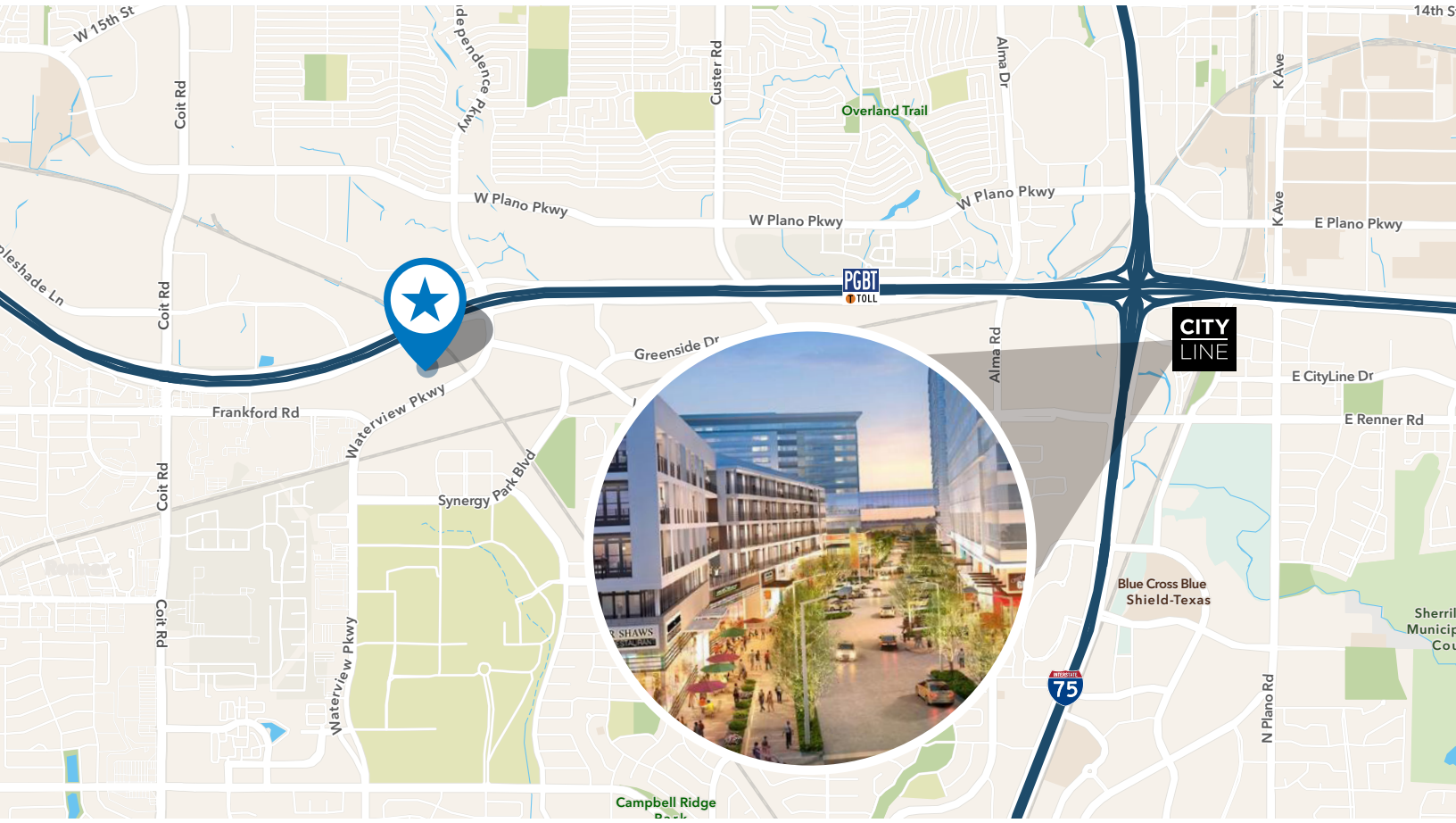
AREA AMENITIES

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

JASPER'S · Fernando's Mexican Cuisine · GOOD Urban Group

edoko sushi & robata · The Brass Tap Craft Beer Bar · Fish City Grill · Tricky Fish · Luna Grill fresh mediterranean · Wildwood Smoke · Craft · Whiskey

CHA'D Southeast Asian Kitchen · Ices Sports Hangar · Modern Market Eatery · Whole Foods Market · Club Pilates · aloft Hotels















FOR INFORMATION CONTACT:

CHRIS LIPSCOMB
214.237.5022
chris.lipscomb@transwestern.com

LANEY DELIN
214.237.5020
laney.delin@transwestern.com

MANAGED & LEASED BY:

Transwestern