

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.







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





ExonMobil



FLUOR

Pioneer





## Unparalleled

# **CLASS**

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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

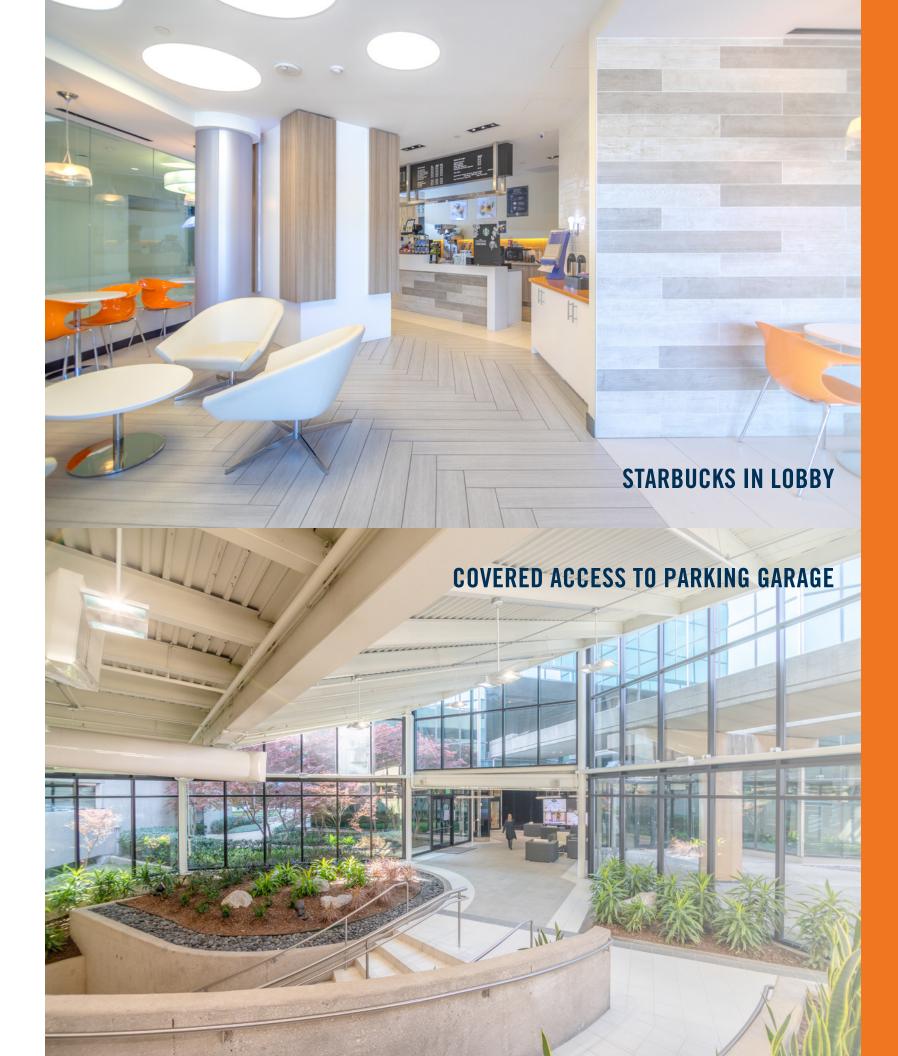


## On-Site

# CONVENIENCE

### **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





















Complete

# CUSTOMIZATION

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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.



### Leasing

## **INFORMATION**

Leased and Managed by:

Professionally Owned by:

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