



500

EAST JOHN CARPENTER



500 EAST JOHN CARPENTER FWY. IRVING, TX 75062

CLASS A OFFICE TOWER
SUPERIOR ACCESSIBILITY
DYNAMIC URBAN CENTER LOCATION
UNBEATABLE SIGNAGE OPPORTUNITIES
FIRST-CLASS ON-SITE AND AREA AMENITIES

LINCOLN
PROPERTY
COMPANY

500 EJC: THE ULTIMATE URBAN CENTER DESTINATION

As one of the nation's premier master-planned communities, Las Colinas offers a true live-work-play environment with world-class resorts, upscale retail and luxury residential developments complemented by a network of lakes and canals. It offers four championship golf courses, including the TPC Four Seasons and three private country clubs, over 50 small lakes and water amenities, and more than 20 miles of hiking and biking trails.



LOCATION

- This Class A Urban Center Building is situated in one of the best corporate office locations in North Texas
- Ideally positioned in the heart of the Metroplex along Hwy 114 (E John Carpenter Freeway)
- Highway accessibility from all four directions
- One mile from DART's Orange Line that runs from Dallas CBD to Las Colinas and into DFW International Airport
- Property is 10 minutes from DFW International Airport, 15 minutes from the Dallas CBD and 15 minutes from Dallas Love Field Airport
- Minutes from the Toyota Music Factory and Water Street mixed-use developments, restaurants, hotels and golf courses

PROPERTY OVERVIEW

- 8-Story Class A Office Tower totaling 204,665 square feet
- Abundant Structured Parking with a 4.5/1000 Ratio
- Conference Facility, Fitness Center, Locker Rooms, On-site Deli, Tenant Lounge, Electric Vehicle Charging Station
- Top-of-Building Signage Opportunities
- Excellent Ingress/Egress
- Large Efficient Floorplates

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WORLD-CLASS AMENITIES



WATER STREET

- Cork & Pig Tavern
- Creamistry
- Go Fish Poke
- Hugo's Invitados
- Ouzi's
- Pacific Table
- Pax & Beneficia Coffee
- The Ginger Man

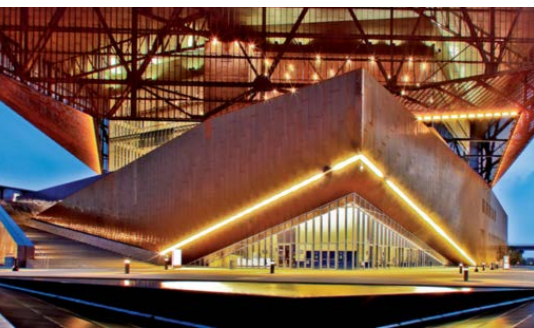
MUSIC FACTORY

- Alamo Draffhouse
- Bar Louie
- Blue Fire Total Catering
- The Blue Fish
- Blaze Brazilian Steak House
- Burger Bowl
- Freshii
- Gloria's Latin Cuisine
- Green Gator Cajun Sports Bar
- Grimaldi's Coal Brick Oven Pizzeria
- Kitchen 101
- LiveNation 8,000-Seat Entertainment Venue
- Mama Tried
- Mercy Bar & Lounge
- Nosh & Bottle Market
- Pacheco Taco Bar
- Pop Factory
- Raleigh Underground & Violet Room
- Reservoir
- Stumpy's Hatchet House
- TCBY
- Thirsty Lion Gastropub & Grill
- Yard House



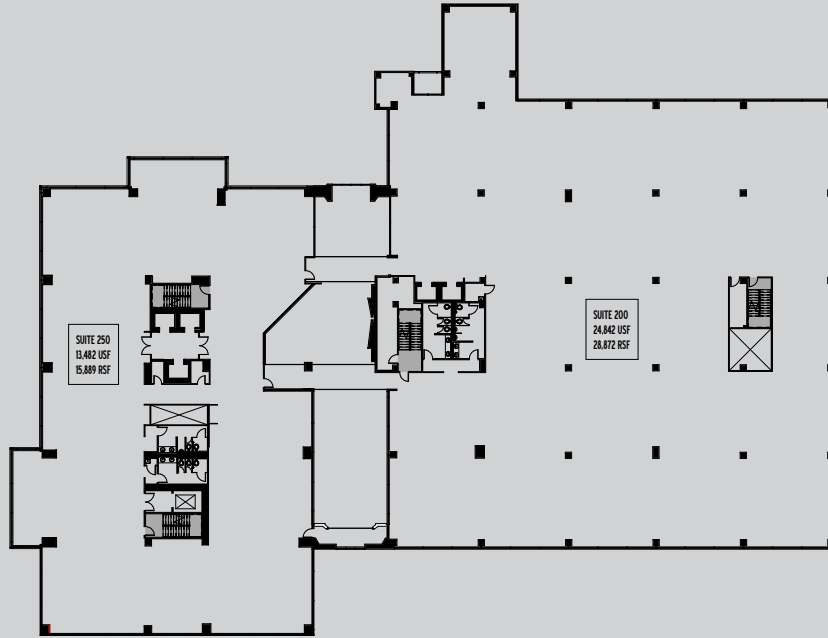
AREA AMENITIES

- Toyota Music Factory
- Water Street Retail & Residential
- Irving Convention Center
- Lake Carolyn & Canals
- 60+ Restaurants, Shops, & Entertainment Destinations
- 2,000+ Hotel Rooms & Suites
- 6,000+ Residential Units
- 4 Championship Golf Courses
- 20+ Miles of Hiking & Biking Trails
- 43 Parks
- Water Activities on Lake Carolyn



TYPICAL FLOOR PLATES:

44,800 SF - Floors 1-3



17,400 SF - Floors 4-8

