



## INTERNATIONAL BUSINESS PARK

ibptexas.com

**4120 MIDWAY ROAD  
PLANO, TX 75093**

### BUILDING SPECIFICS

- Three stories
- 108,000 Total SF
- 36,000 GSF per floor
- 6 to 8:1,000 Parking Ratio
- 40' Bay Depth
- 40' X 40' Column Spacing
- 12 1/2' Ceiling Height
- 16' Floor to Floor
- 24-hour tenant controlled HVAC
- Self-contained restrooms

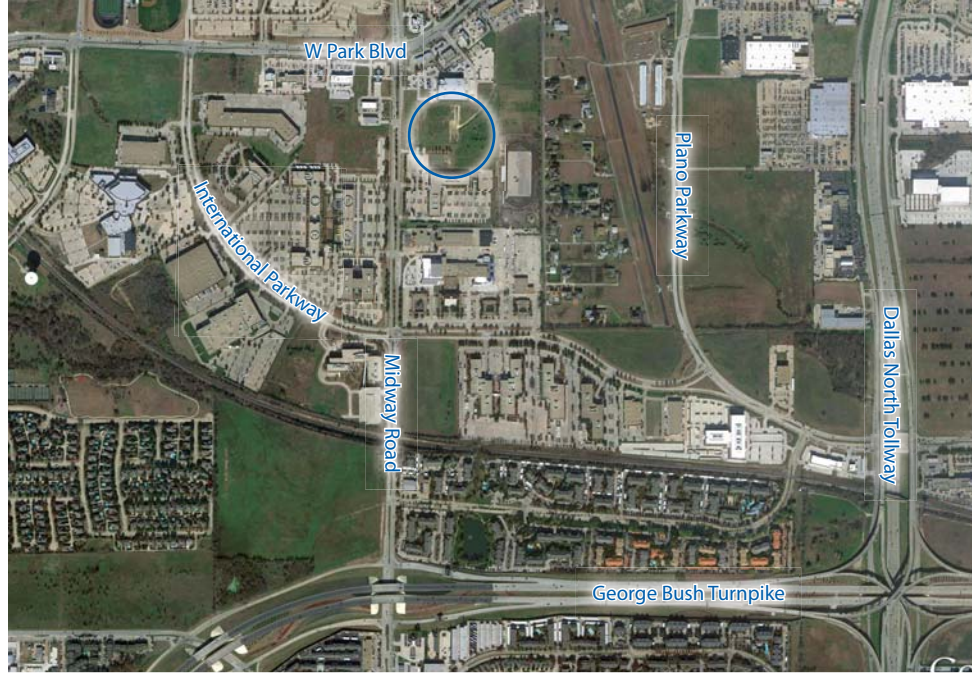
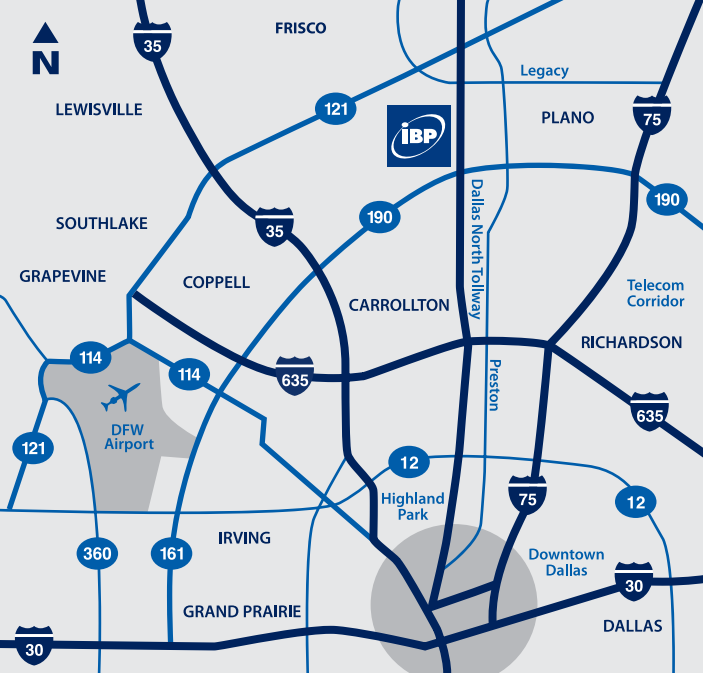
### AMENITIES

- Immediate access to Dallas North Tollway and George Bush Turnpike
- LA Fitness and several restaurants within walking distance
- On-site property management and maintenance
- Artwork and sculpture gardens
- Multiple parks with water features
- Outdoor grills and picnic areas
- 24x7 courtesy patrol
- Committed to energy conservation, sustainability and recycling

### TECHNOLOGY SPECIFICATIONS

- Multiple fiber providers: AT&T, Verizon, Level 3, AboveNet, XO, FiberLight, Time Warner Telecom, Time Warner Cable, Alpheus, and Grande
- Generator pad sites available





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### DEMOGRAPHICS

2014 Demographics	1 mile	3 miles	5 miles
2014 Population	11,758	146,729	330,408
2014–2019 Population Growth	17.49%	15.82%	13.98%
Median Household Income	\$52,397	\$62,103	\$67,617
2014–2019 Household Growth	16.47%	15.22%	13.53%

### COMMUTING AND DRIVE TIME

Immediate access to George Bush Turnpike (190) & Dallas North Tollway  
 6 miles/6 minutes to intersection of SH 121 & Dallas North Tollway  
 20 miles/20 minutes to downtown Dallas  
 20 miles/30 minutes to DFW Airport

### PRIME LOCATION

International Business Park is located on the north side of George Bush Turnpike (190) and adjacent to the Dallas North Tollway, putting you at the center of America's fastest growing suburban office district – Dallas' Platinum Corridor.

### RETAIL SERVICES

Within a five-minute drive there are 45 restaurants, seven hotels, five day care centers and destination retail at the Shops at Willow Bend. Additionally, there is an LA Fitness health club and countless boutiques and retailers within walking distance.

### ART & SCULPTURE

Art is everywhere at International Business Park. Paintings by David Bierk, Jaume Ribas and Miguel Rasero. Sculptures by Tom Orr, Bruno Romeda, Peter Woytuk and various pieces from Asian collections. Billingsley Company includes art and sculpture in our office communities to inspire and enhance the lives of tenants and visitors.