



## INTERNATIONAL BUSINESS PARK

ibptexas.com

### BUILDING SPECIFICS

- Two Stories
- 99,804 Total SF
- 50,000 SF Floor Plates
- 4:1,000 Parking Ratio
- Dual feed electricity from two substations
- Two 30' x 35' Bays at 100 lbs/foot on 2nd Floor
- 10' Ceiling Height
- 15' Floor to Floor
- Multi Tenant Factor 14.5%
- Single Tenant Factor 6%

### AMENITIES

- Immediate access to Dallas North Tollway and George Bush Turnpike
- On-site ownership, property management and maintenance
- Artwork and sculpture gardens
- Multiple parks with water features
- Outdoor plaza and dining areas
- On-site café/deli
- Outdoor grills and picnic areas
- Ranch House Conference Center
- 24x7 Security
- Committed to energy conservation, sustainability and recycling

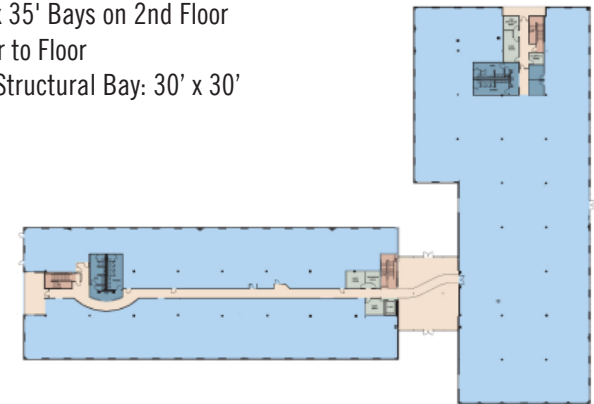
### TECHNOLOGY SPECIFICATIONS

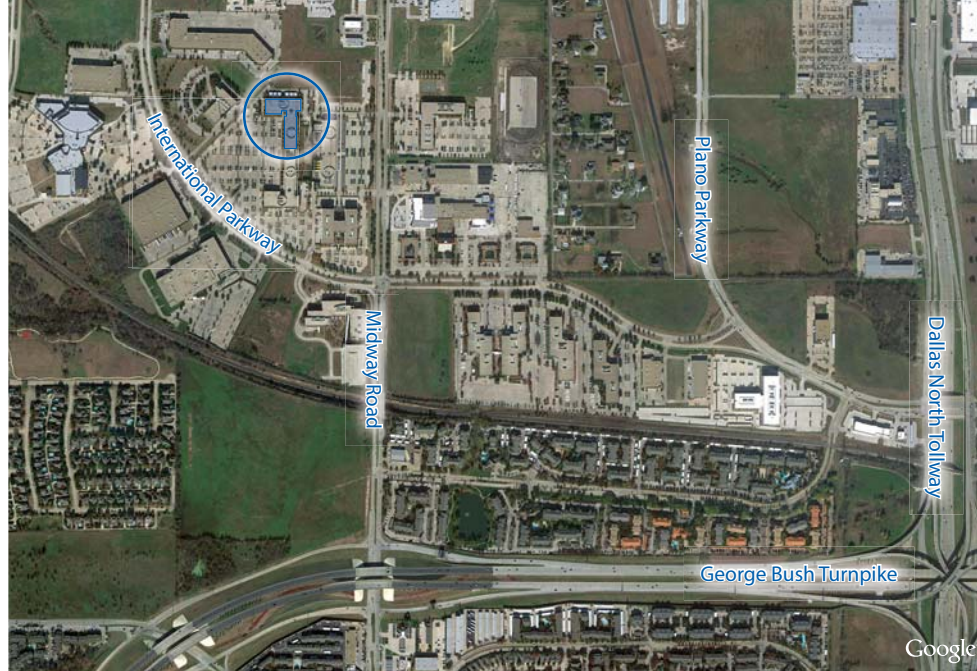
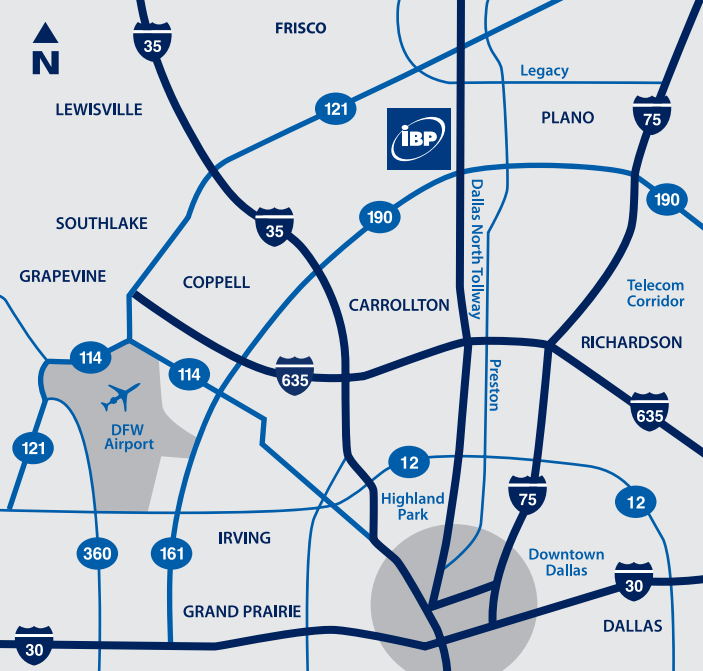
- Dual feed electricity from two substations
- High-speed fiber optic cabling for data, voice and video transmission
- Multiple fiber providers: AT&T, XO, Grande, TW Telecom, AboveNet, FiberLight & Verizon
- Contracted providers offer the best electricity rates in the deregulated Texas market
- Conduit connectivity to 4000 International
- Generator pad sites available

## 4120 INTERNATIONAL PARKWAY CARROLLTON, TX 75007

### TYPICAL FLOOR PLAN

- 50,000 SF Floor Plates
- (2) 30' x 35' Bays on 2nd Floor
- 15' Floor to Floor
- Typical Structural Bay: 30' x 30'





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## 4120 INTERNATIONAL PARKWAY CARROLLTON, TX 75007

### 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.