



CYPRESS WATERS

8840 CYPRESS WATERS BOULEVARD

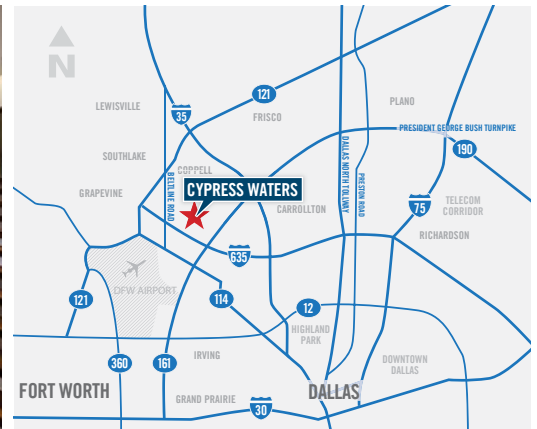
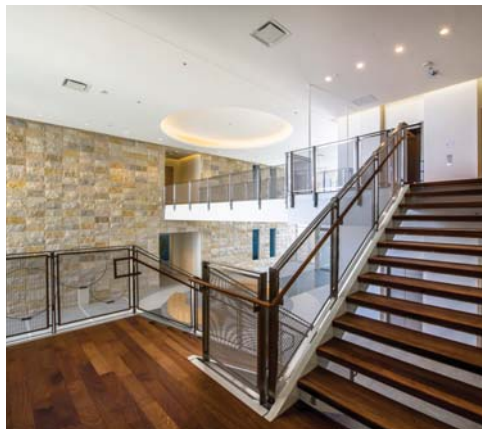
THE OFFICES OF CYPRESS WATERS
BELT LINE ROAD / IH 635 | DALLAS, TEXAS
165,000 SF | THREE-STORY OFFICE

AVAILABLE NOW



BUILDING FEATURES

- 165,000 SF
- Three stories
- 55,000 SF Floor Plates
- Parking up to 10:1,000 with covered parking available
- Minutes from DFW Airport
- IH 635 exposure with signage opportunities
- Competitive tenant improvement packages
- Exercise facility in the building
- Exceptional nearby amenity base



LEASING INFORMATION:

LUCY BURNS | MARIJKE LANTZ
214.270.0998 | 214.270.0970





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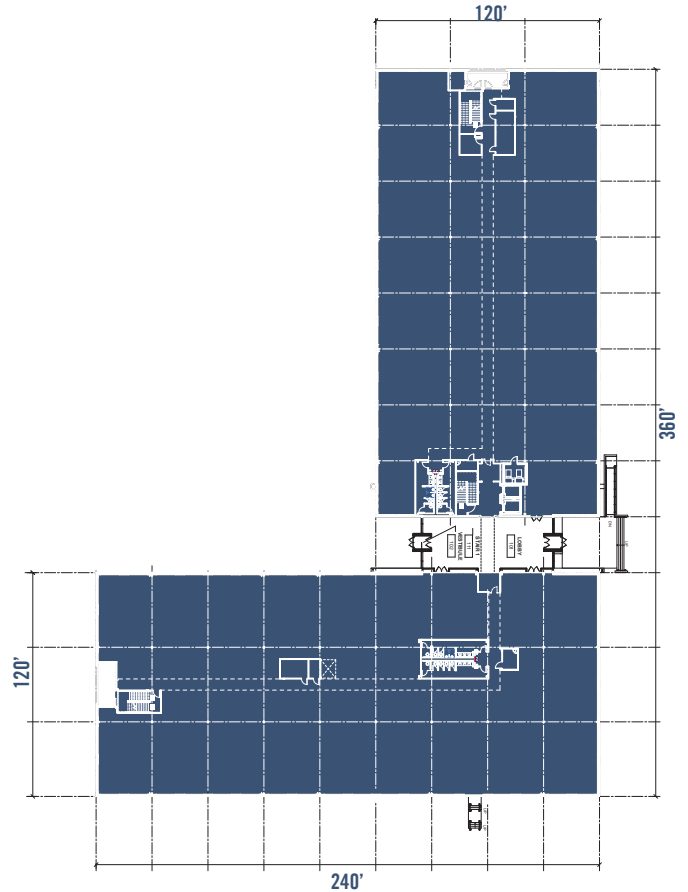
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OFFICE MASTER PLAN



TYPICAL FLOOR PLAN



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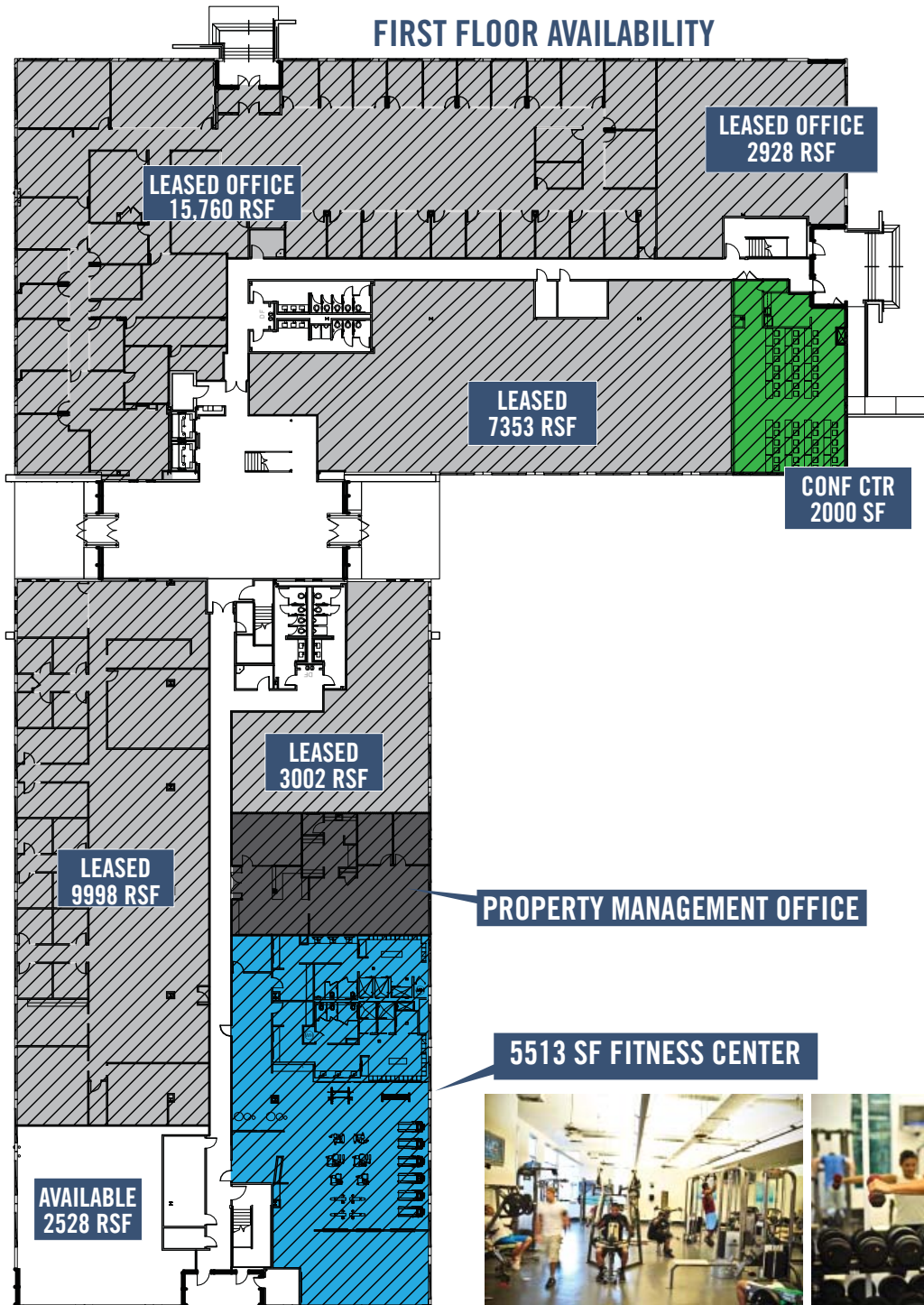
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FIRST FLOOR AVAILABILITY



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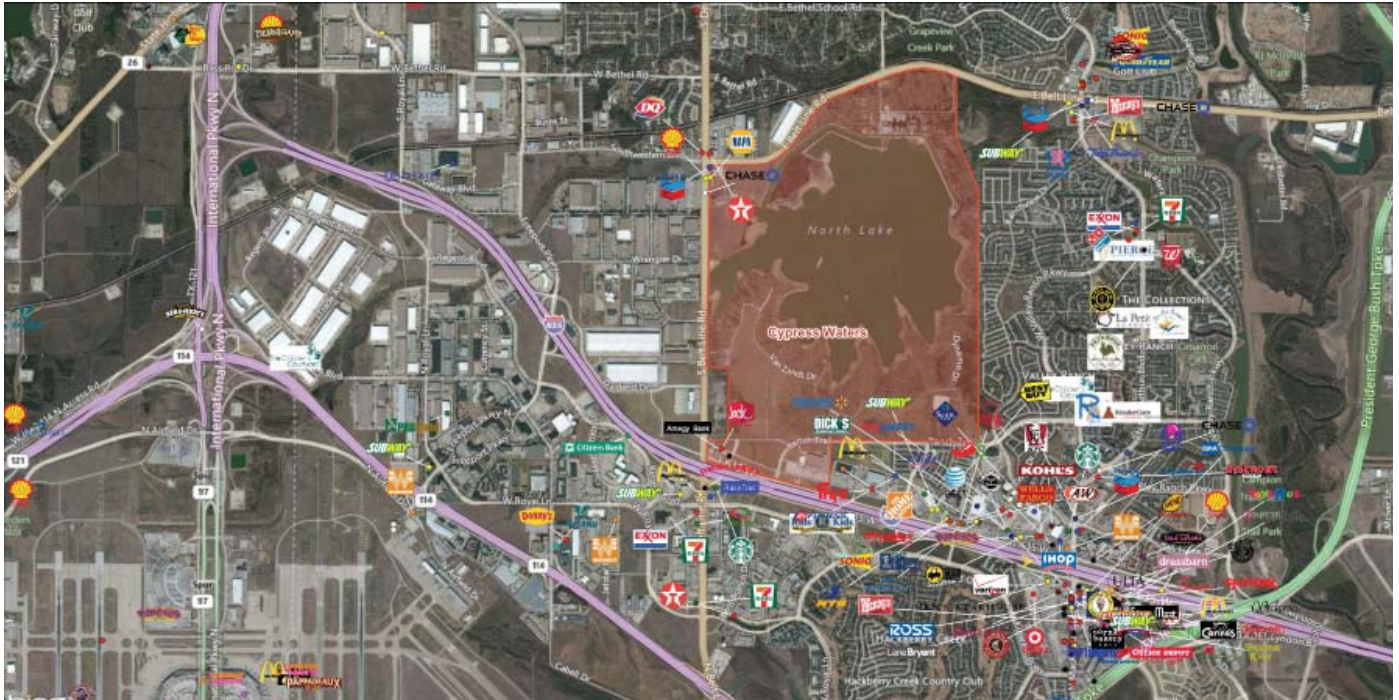
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AMENITIES



RESTAURANT

5 MIN DRIVE

- Taco Diner
- Subway
- Jimmy John's
- Panera Bread
- Chipotle
- Joe's Pizza & Pasta
- Buffalo Wild Wings
- Dragon Express
- Chili's
- Blue Fish
- Cheddar's
- Applebee's
- Johnny Carino's
- Rockfish Seafood
- TGI Friday's
- Baker Brothers
- On The Border
- Razzoo's
- Saltgrass Steakhouse



HOSPITALITY

< 10 MIN DRIVE

- Element by Westin
- Omni Mandalay Hotel
- Four Seasons
- Gaylord Texan
- NYLO Las Colinas
- Hyatt House
- Westin
- Hilton Garden Inn



SERVICES

< 7 MIN DRIVE

- Amegy Bank
- Wells Fargo Bank
- Washington Mutual
- Bank of America
- Chase Bank
- Capital One Bank
- BBVA Compass Bank
- North Dallas Bank
- North Lake College
- University of Phoenix
- Baylor Health Care
- Dallas Medical Center
- Irving Coppell Surgical
- Las Colinas Medical
- FedEx Kinko's
- Discount Tire
- National Tire and Battery
- EyeMasters



AIRPORT

< 10 MIN DRIVE

DFW International

< 20 min drive

- Love Field
- Dallas Metropolitan
- Dallas CBD Vertiport
- Grand Prairie Municipal
- Dallas Executive Airport
- Addison Airport
- Arlington



CORPORATE NEIGHBORS

- ExxonMobil
- Fluor
- The Container Store
- Zales Corporation
- Michaels
- Citibank
- IBM
- Flowserve Corporation
- Celanese
- Neiman Marcus Direct
- Kimberly-Clark
- American Eagle
- Commercial Metals
- Toni & Guy/TIGI
- Minyard Food Stores
- Brinks Home Security
- Eyemart Express
- Boston Pizza
- Taco Bueno
- Haggar Clothing
- Cheddar's



FITNESS

< 10 MIN DRIVE

- 24 Hour Fitness
- Zense
- Snap Fitness
- Gold's Gym
- Bootcamp Fitness



TRANSPORTATION

WITHIN 1 MILE RADIUS

- Multiple DART routes
- Future DART station (Cotton Belt Line)

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Billingsley