

varispace[®]

COPPELL

varispace[®]
COPPELL

450 N. Freeport Pkwy
Coppell Texas, 75019

 CUSHMAN &
WAKEFIELD



Building Features

VariSpace® Coppel is designed to elevate the way businesses approach the office. The 165,589 rentable square foot, Class A workspace brings first-class amenities and flexible space solutions together in a multi-tenant campus ideal for enterprise-level tenants.

Sitting at the corner of Freeport Parkway and SH-121, VariSpace is at the heart of Coppel. An on-site Fitness Center, Food Service, Conference Center, Tenant Lounge & Outdoor Patio Pavillion help provide the ultimate employee experience.

VariSpace Coppel simplifies the “traditional” office by offering a flexible, fully-furnished space. Tenants can choose flexible lease terms of three years or longer; opportunities are available from 7,943 square feet and above.

// 165,753 RSF

// 3 Stories

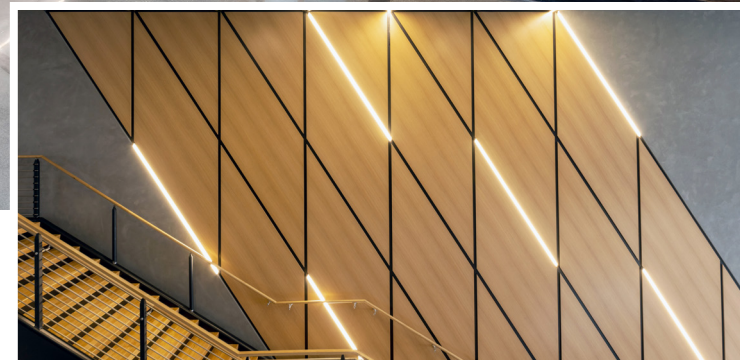
// Up to 65,000 SF Floor Plates

// Up to 5.0/1,000 Parking Ratio
(Covered Parking Available)

// Flexible Short-Term and Long-Term Leasing Options
(3 to 10+ Years)

// Fully-Furnished Office Space

// Immediate Access off State Highway 121
and Freeport Parkway





A Place People Want to Work

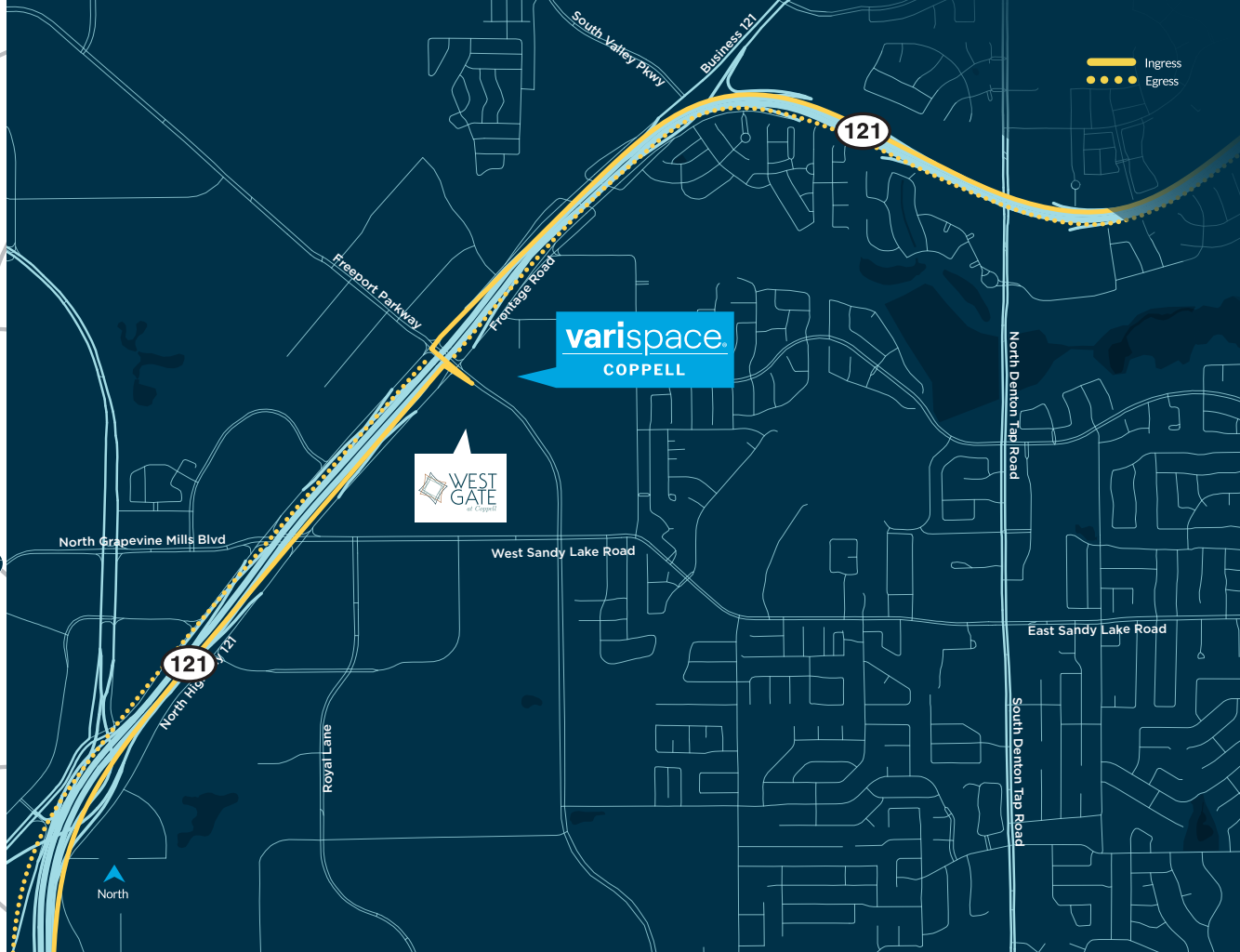
Your Workspace Matters

VariSpace Coppel offers space-as-a-service. Tenants can work with professional space planners to develop fully-furnished floorplans and evaluate workspace usage over time to adjust as needs change. Whether the goal is to maximize density or create open, collaborative spaces, Vari® products make creating the perfect space simple.

- // Create a healthier, happier, more productive workspace
- // Customize your work area with a professional design team
- // Reconfigure the space to fit your changing needs

- // Select new Vari furniture (standing desks, movable wall partitions, storage solutions, conference tables, and more) to customize your space





Location & Access



6 min
To DFW Airport



20 min
To Legacy/Frisco



25 min
To Dallas Love Field Airport



26 min
To Dallas CBD



30 min
To Ft. Worth CBD



Restaurants in Immediate Proximity

VariSpace Coppel is set in the heart of exciting neighborhoods, offering you unbeatable access to an infinite list of destinations in any direction. In just a matter of minutes you can find yourself at any one of the restaurants across Coppel, Grapevine and Lewisville.



146

Restaurants within
a 3 mile radius



Hotels and Services in the Heart of Coppel, Grapevine, & Lewisville



27
Hotels



220
Retail Options



47
Banks



2
Daycare Centers

WITHIN A 3 MILE RADIUS

121

Hwy 121 Frontage

Freepoint Pkwy

Canyon Dr

2 Level Garage

Northwestern Dr



Site Plan

165,589 RSF

3 Stories

5/1,000

Parking Ratio

RSFs are estimates.

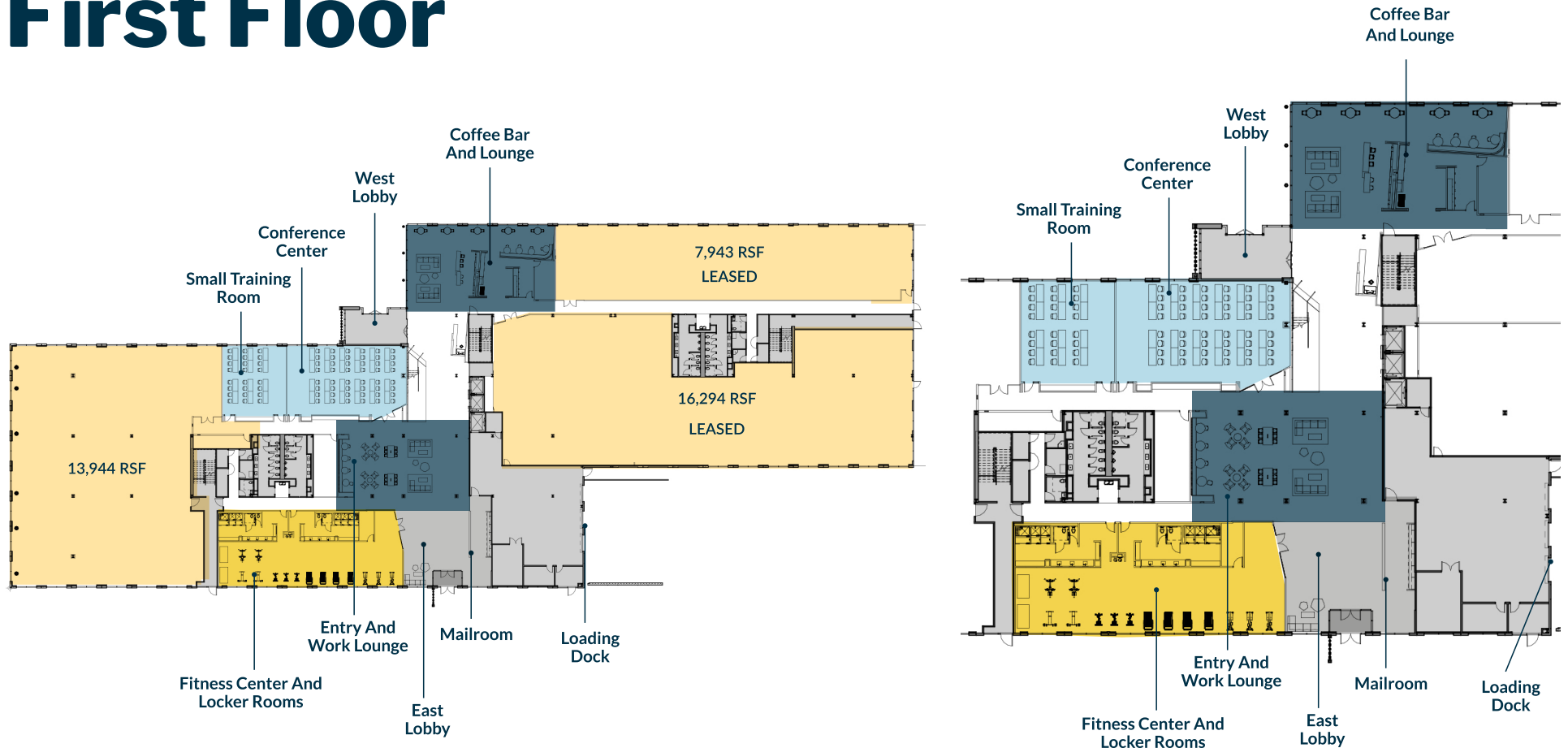
Amenities At Your Fingertips

Common spaces and shared experiences are anything but common at VariSpace Coppel. First-class amenities create a place people look forward to enjoying every day.

- // Experience the hospitality of an on-site Community Manager and Culture Ambassador
- // Get active at the on-site 3,500 SF fitness center

- // Enjoy the outdoors with a wi-fi enabled area
- // Meet in style with shared conference and training areas

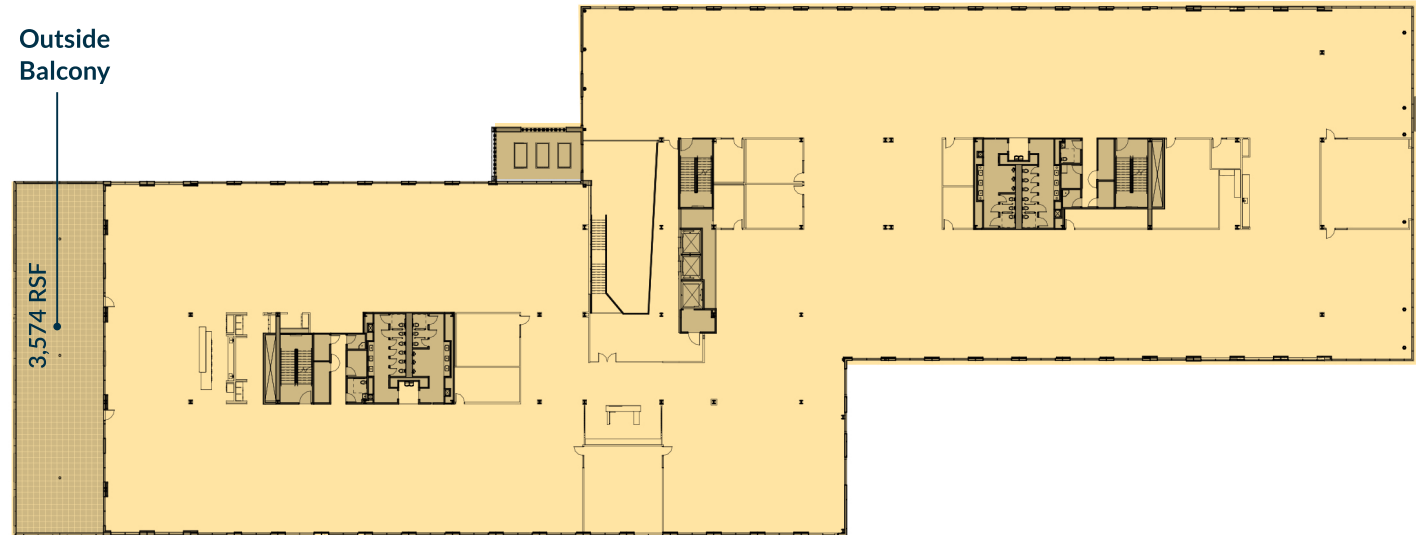
First Floor



Second Floor

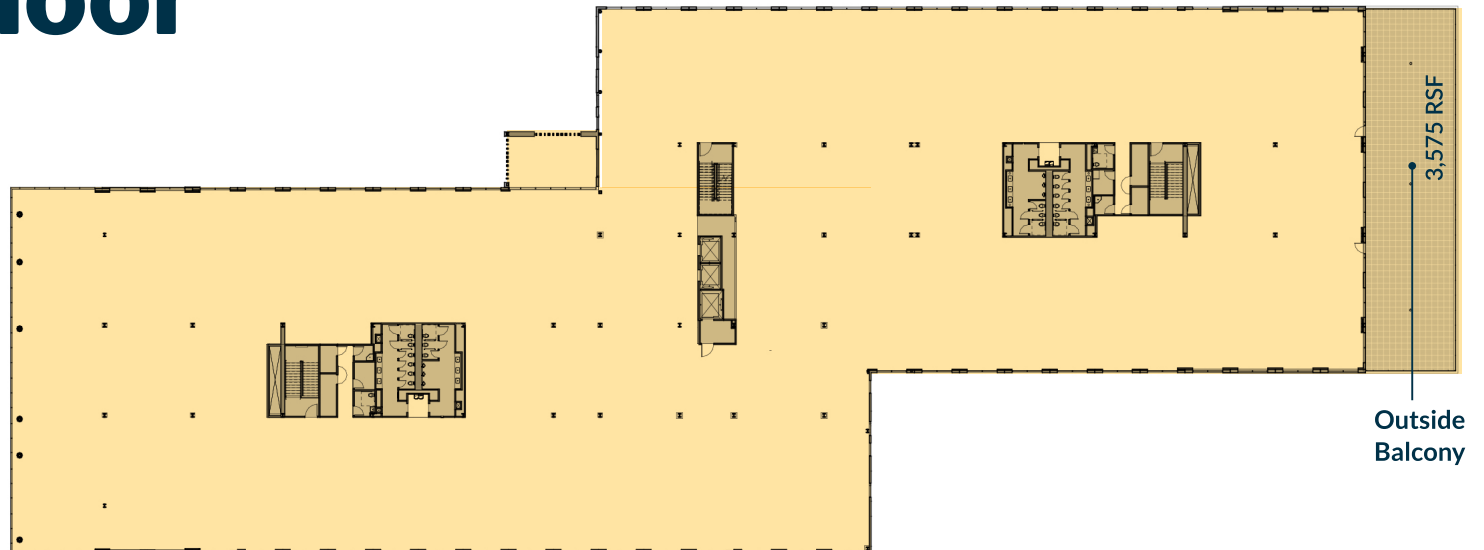
63,101 RSF

LEASED



Third Floor

65,156 RSF





varispace[®]

COPPELL

Contact Us

Johnny Johnson

(972) 860-1483

johnny.johnson@cushwake.com

Chris Taylor

(972) 846-4186

chris.taylor@cushwake.com

Zach Bean

(214) 770-2035

zach.bean@cushwake.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.