

# varispace.<sup>®</sup>

## COPPELL



450 N. Freeport Pkwy  
Coppell Texas, 75019



 CUSHMAN &  
WAKEFIELD



varispace

# Building Features

VariSpace® Coppell 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 Coppell. An on-site Fitness Center, Food Service, Conference Center, Tenant Lounge & Outdoor Patio Pavilion help provide the ultimate employee experience.

VariSpace Coppell 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**

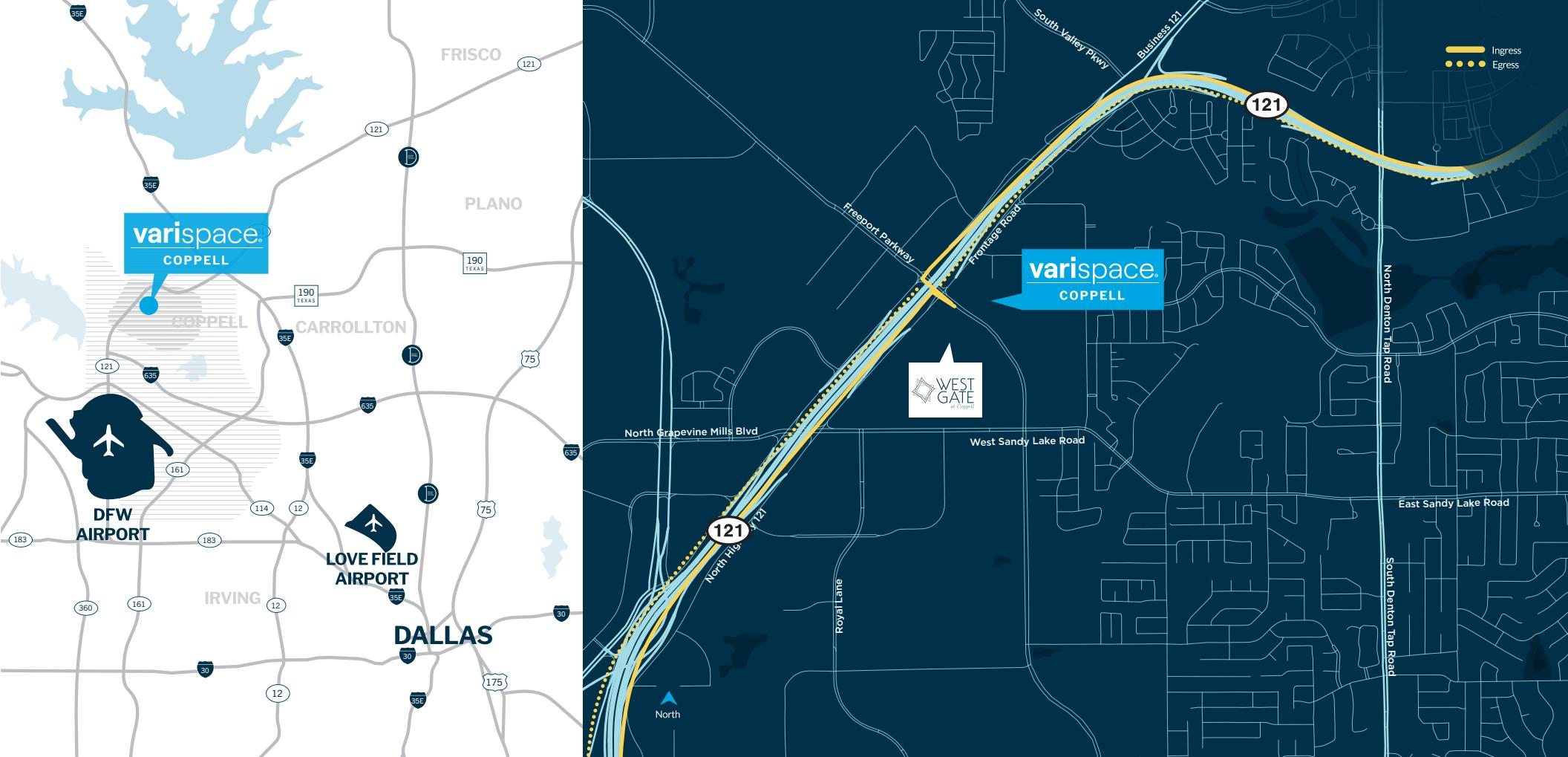
# Your Workspace Matters

VariSpace Coppell 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 Coppell 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 Coppell, Grapevine and Lewisville.

146

Restaurants within  
a 3 mile radius



## Hotels and Services in the Heart of Coppell, Grapevine, & Lewisville



**27**  
Hotels



**220**  
Retail Options



**47**  
Banks

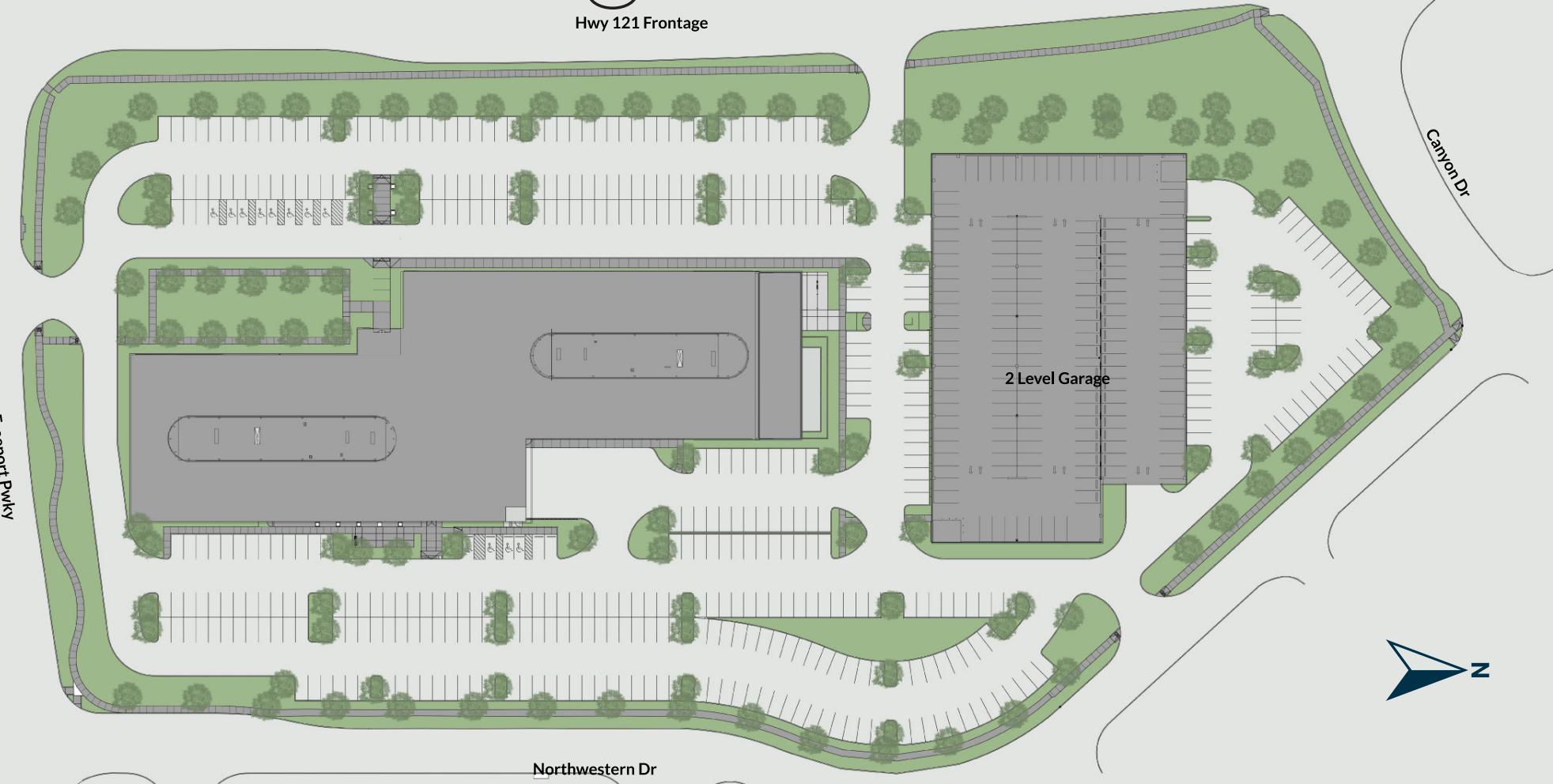


**2**  
Daycare Centers

WITHIN A 3 MILE RADIUS

121

Hwy 121 Frontage



# Site Plan

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**165,589 RSF**

**3 Stories**

**5/1,000**  
Parking Ratio

*RSFs are estimates.*

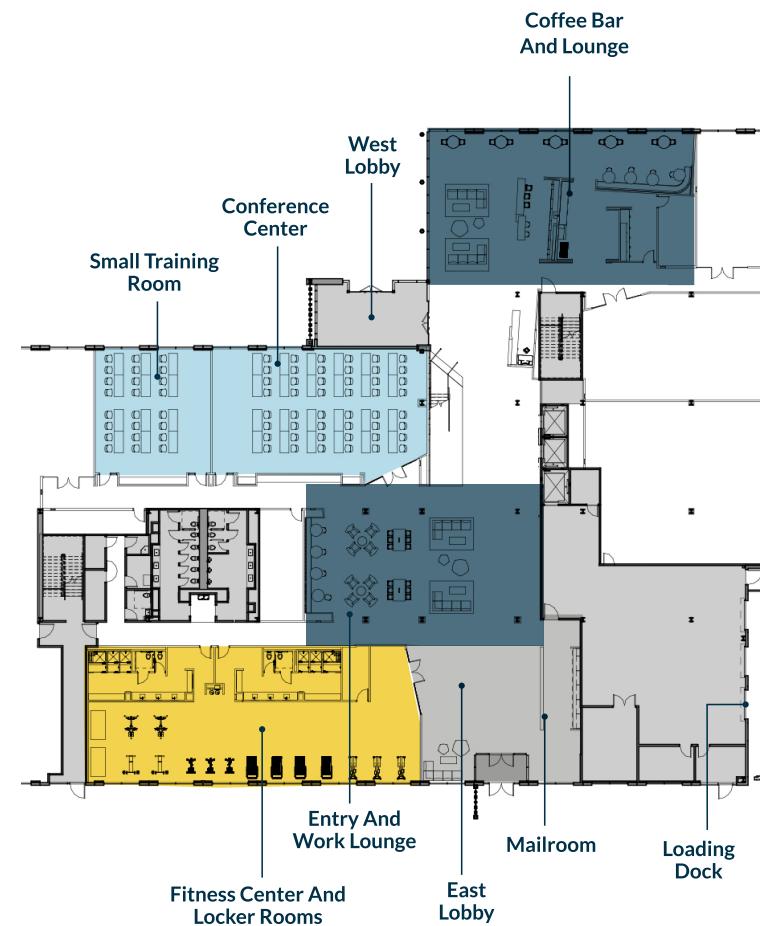
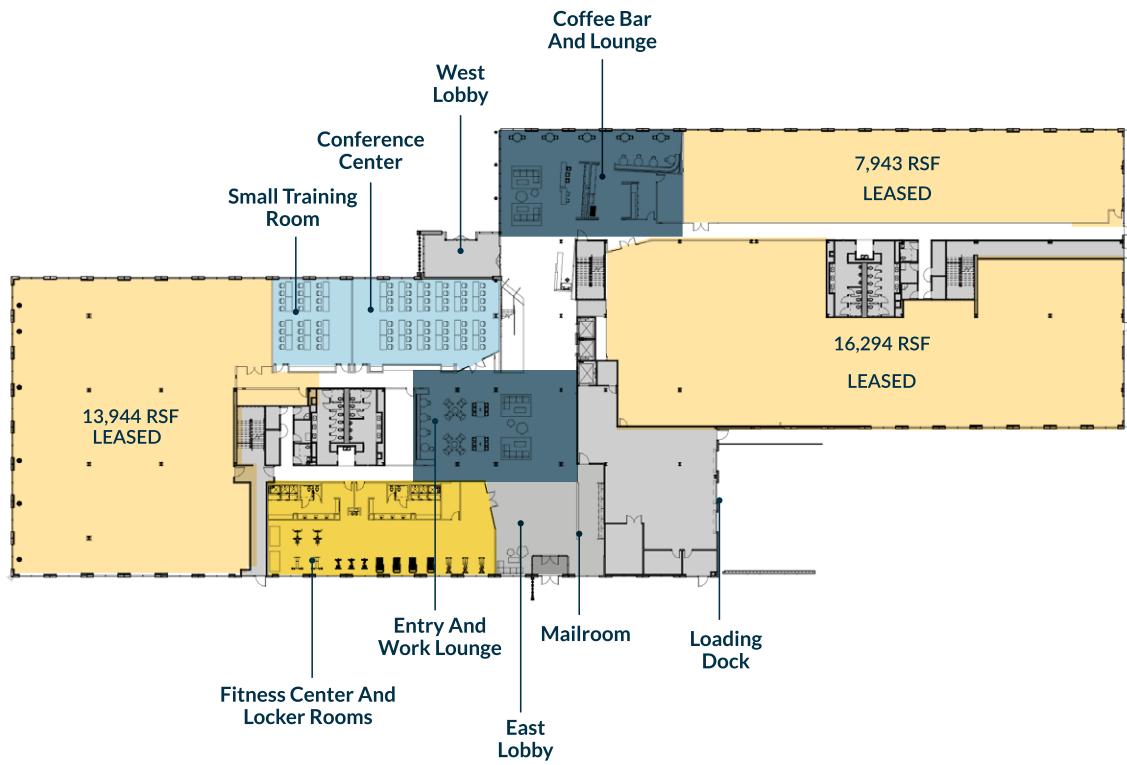
# Amenities At Your Fingertips

Common spaces and shared experiences are anything but common at VariSpace Coppell. 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

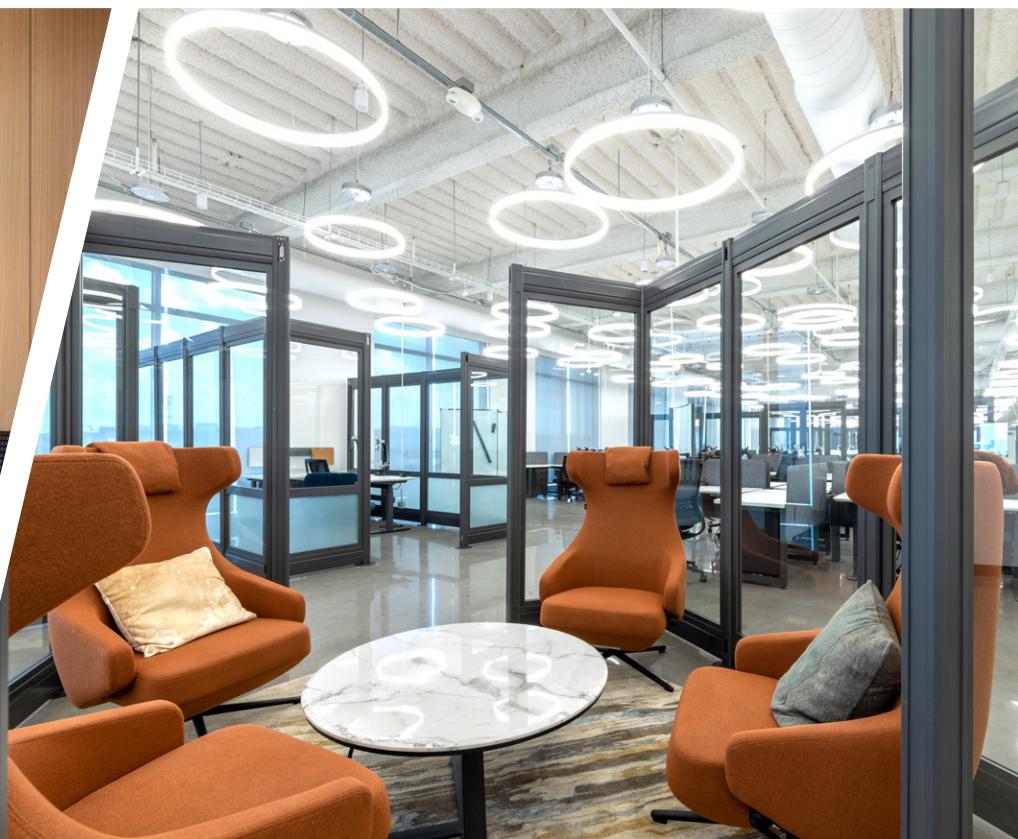
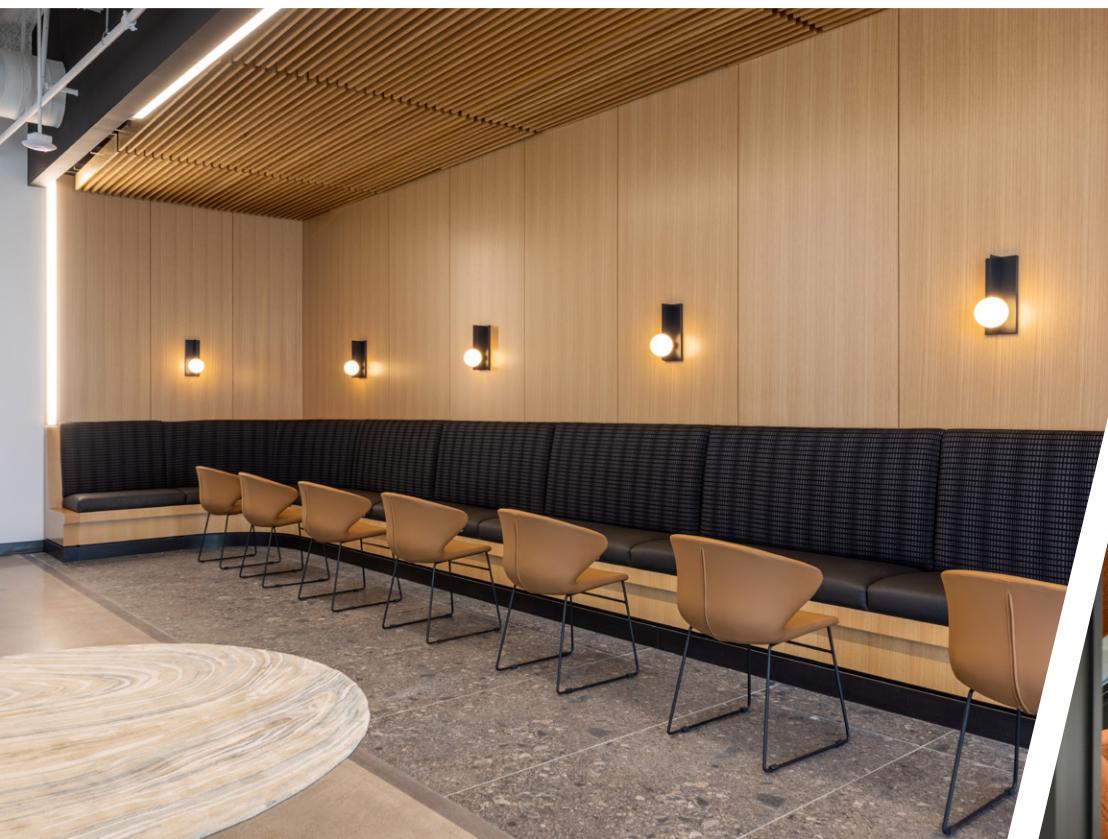
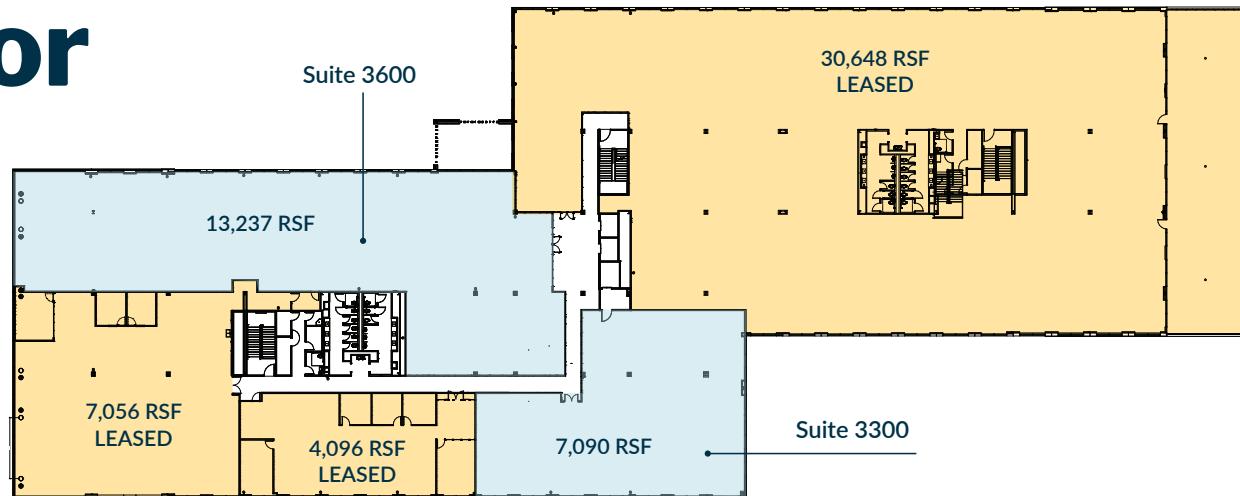
- // Enjoy the outdoors with a wi-fi enabled area
- // Meet in style with shared conference and training areas

## First Floor



# Third Floor

20,327 RSF  
Available





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## COPPELL

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