

An aerial architectural rendering of a large, modern office complex at dusk. The building features a long, low profile with multiple wings and a flat roof. Large glass windows are illuminated from within, showing office interiors. A central courtyard area is visible, featuring a large, white, tent-like structure. The building is surrounded by extensive landscaping, including numerous trees and manicured lawns. A large parking lot with many cars is situated in front of the building. In the background, a multi-lane highway with traffic is visible, along with other commercial buildings and more greenery.

# varispace®

## LAS COLINAS

901 W. Walnut Hill Lane  
Irving, Texas

 CUSHMAN &  
WAKEFIELD





# Building Features

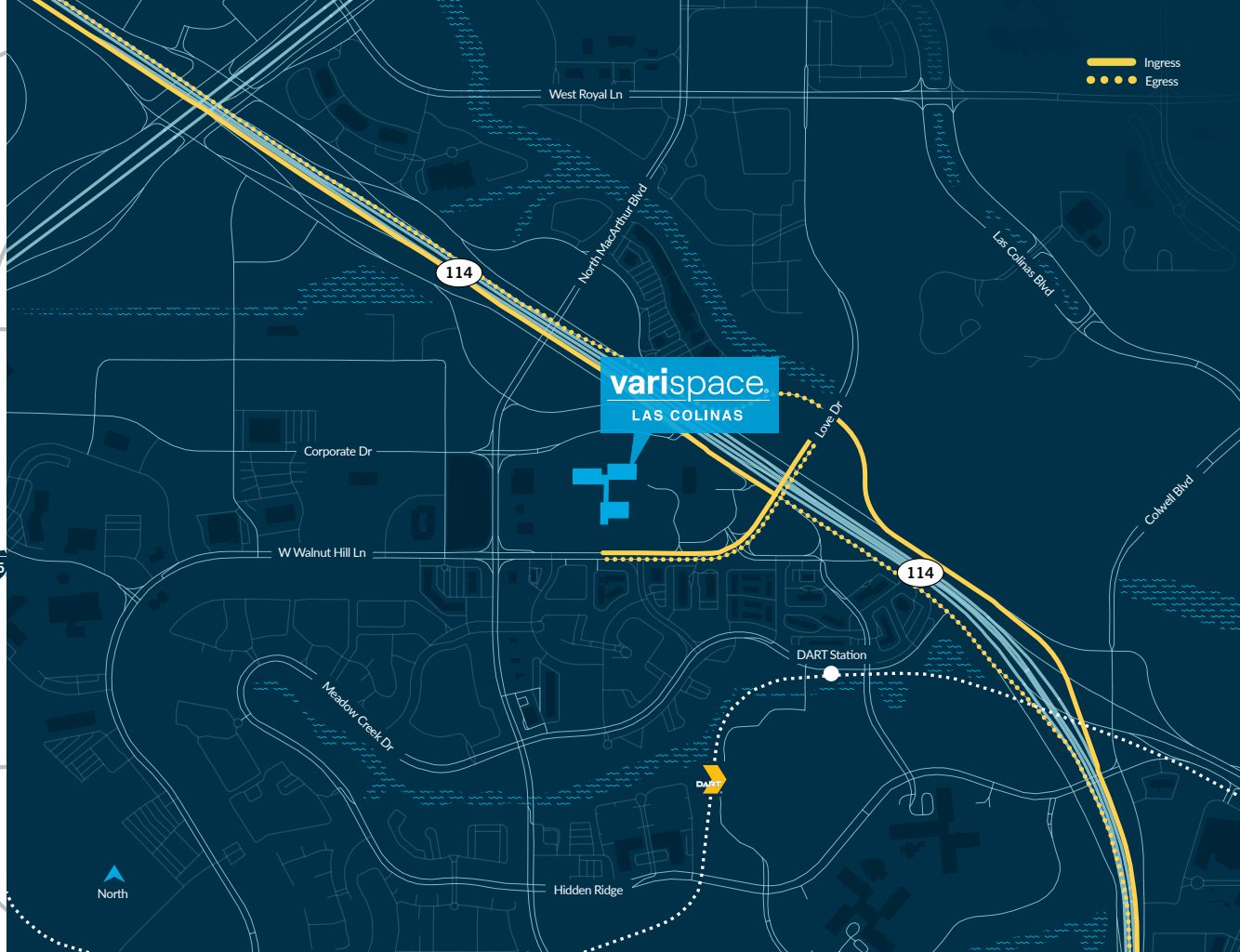
VariSpace® Las Colinas is designed to elevate the way businesses approach the office. The 305,000 rentable square foot, Class A workspace brings first-class amenities and flexible space solutions together in a multi-tenant campus ideal for enterprise-level tenants.

Sitting on 15 acres at the corner of Highway 114 and Walnut Hill Lane in Irving, Texas, VariSpace is at the heart of Las Colinas. A new one-acre, Wi-Fi enabled courtyard will sit in the center of the campus and a 0.6 mile walking trail will help provide the ultimate employee experience.

VariSpace Las Colinas 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 10,000 square feet and above.

- // **305,000 RSF**
- // **3 Connected Buildings, 3 Stories**
- // **37,000+ SF Floor Plates**
- // **Parking Ratio 4.7/1,000 SF**
- // **Flexible, Short-Term and Long-Term Leasing Options  
(3 to 10+ Years)**
- // **Fully-Furnished Office Space Available**
- // **Immediate Access off Highway 114 and Walnut Hill Lane**





# Location & Access



**7 min**  
To DFW Airport



**15 min**  
To Dallas Love Field Airport



**18 min**  
To Dallas CBD



**25 min**  
To Ft. Worth CBD





## In the Heart of Las Colinas



**56**

Restaurants



**17**

Hotels



**113**

Retail Options



**4**

Banks



**2**

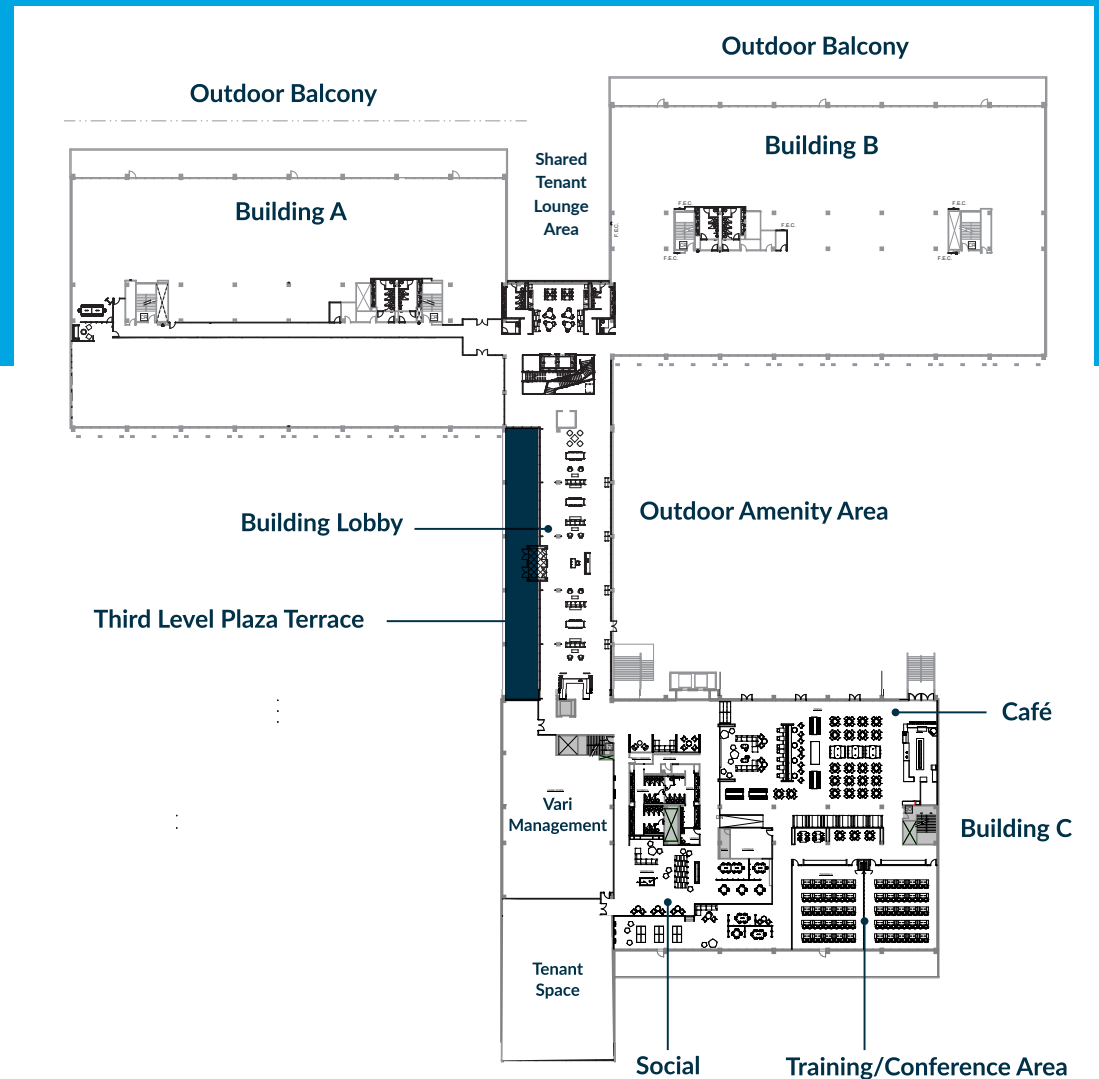
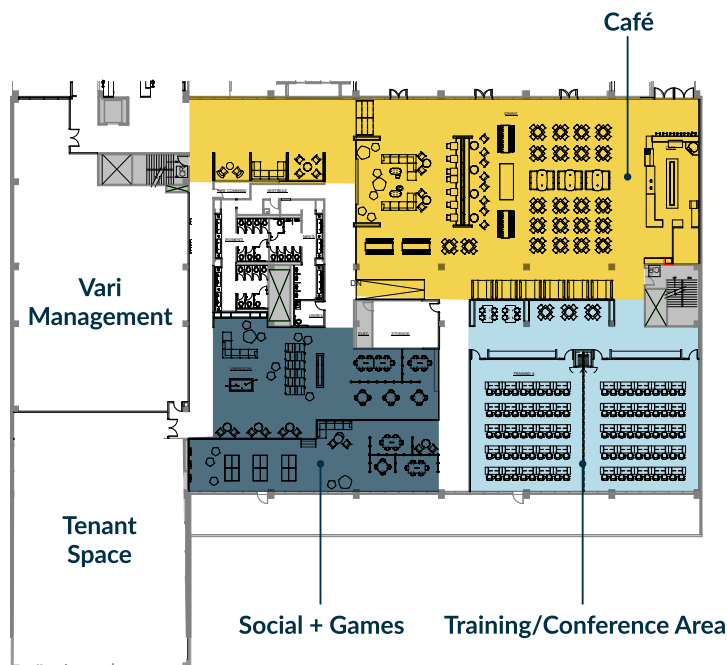
Daycare Centers



# Amenities At Your Fingertips

Common spaces and shared experiences are anything but common at VariSpace Las Colinas. First-class indoor and outdoor amenities create an energizing and inviting environment that elevates the typical workday.

- // Experience the hospitality of an on-site Community Manager and Culture Ambassador
- // Dine in at the on-site café and enjoy a variety of fresh meal options
- // Start your morning right by stopping by the Lobby Coffee Bar
- // Get active at the on-site 11,000 SF fitness center or adjacent LA Fitness
- // Enjoy the outdoors with a Wi-Fi enabled deck, one-acre park, and 0.6 mile walking trail
- // Meet in style with shared conference and training areas







**A Place People Want to Work**







# Your Workspace Matters

VariSpace Las Colinas 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







# Custom Tenant Space Solutions

// Traditional builds with hard wall offices and conference and meeting rooms





# Your Workspace



# varispace<sup>®</sup>

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## LAS COLINAS

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