

335,000 RSF Class A Office Building

varispace®

SOUTHLAKE



1900 W. Kirkwood Blvd.
Southlake, Texas 76092

CUSHMAN &
WAKEFIELD



Building Features

VariSpace® Southlake is designed to elevate the way businesses approach their office space. The 335,000 RSF Class A workspace brings first-class amenities and flexible space solutions together in a multi-tenant campus ideal for enterprise-level tenants.

VariSpace Southlake is centrally located at the corner of Highway 114 and Kirkwood Blvd in Southlake, TX, directly between Fort Worth and Dallas. The immediate area lends itself to significant amenities and services that will benefit the ultimate employee experience.

VariSpace Southlake 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.

// 335,000 RSF Class A Building

// Building A & B - 3 Floors: Building C - 5 Floors

// Up to 8/1,000 Parking Ratio

// 30,000 SF of On-Site Amenities

// Flexible, Short-Term Leasing Options

// Fully-Furnished Office Space

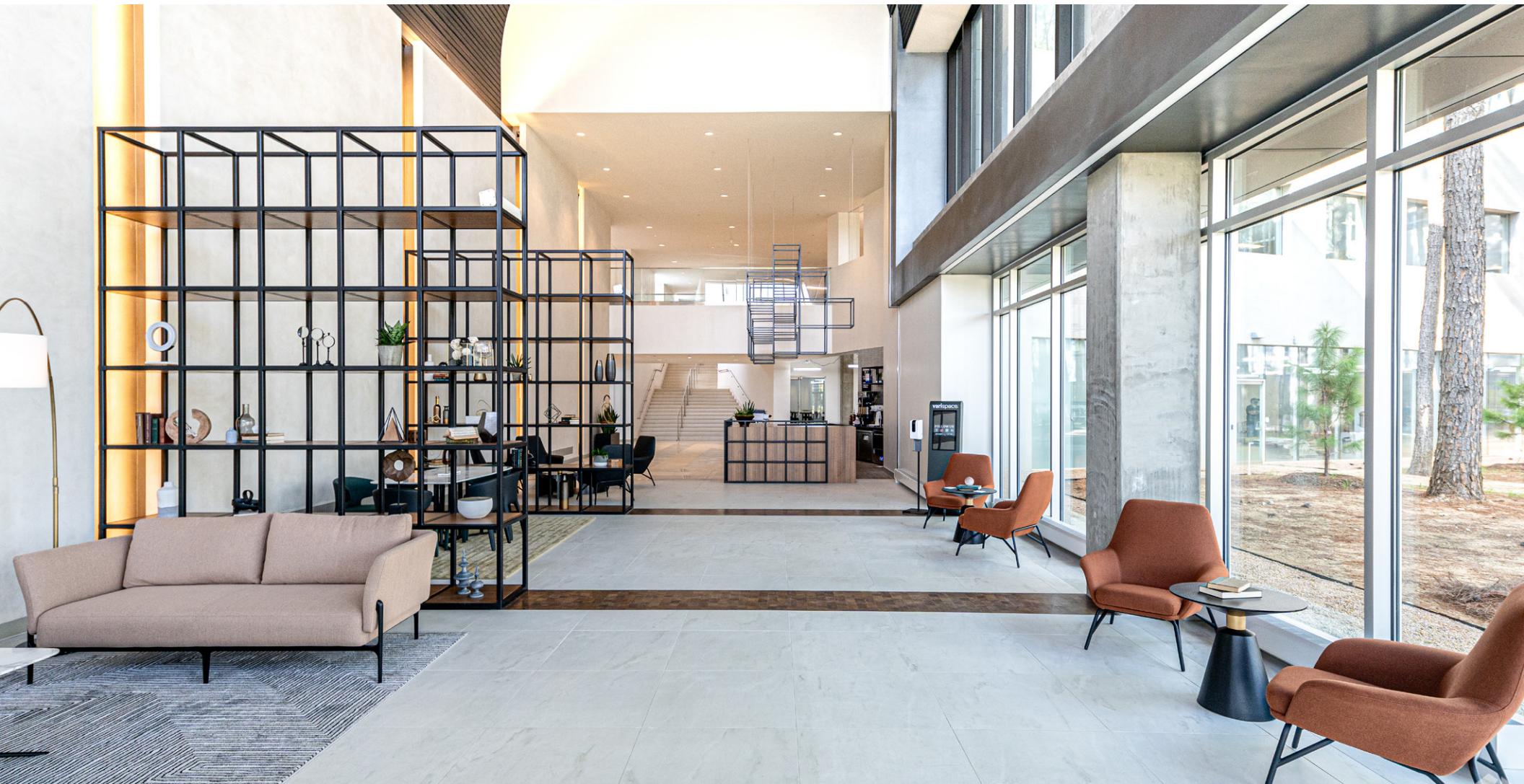


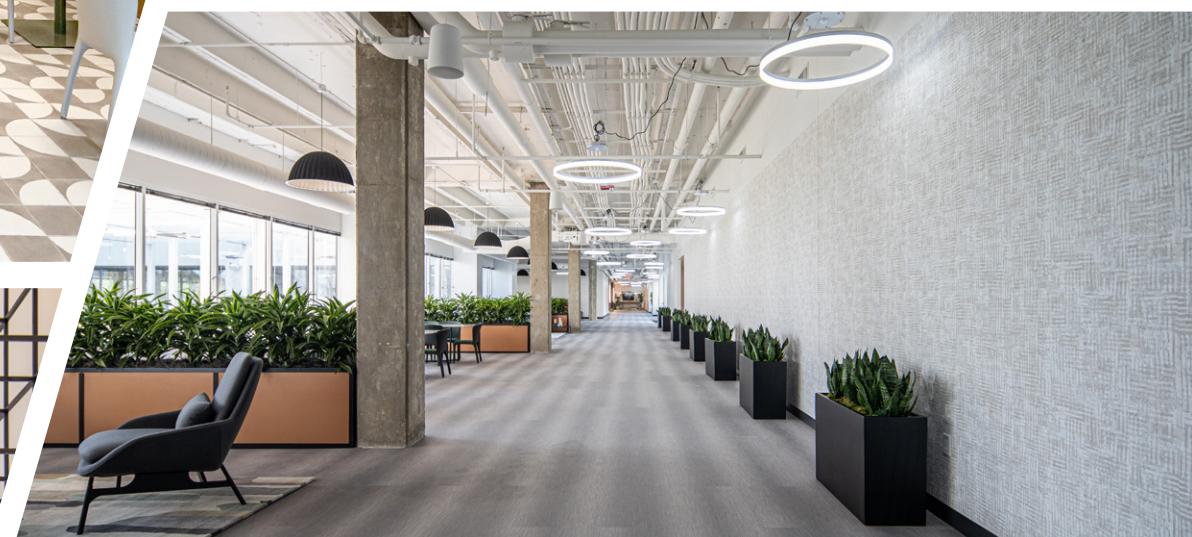
Your Workspace Matters

VariSpace Southlake 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.

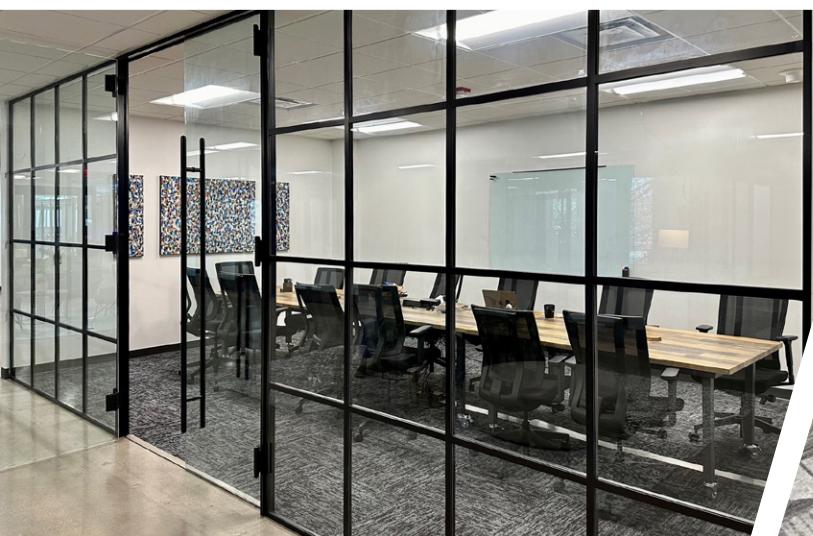
- // Create a healthier, happier, more productive workspace
- // Customize your work area with a professional design team
- // Reconfigure the space to fit your changing needs

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





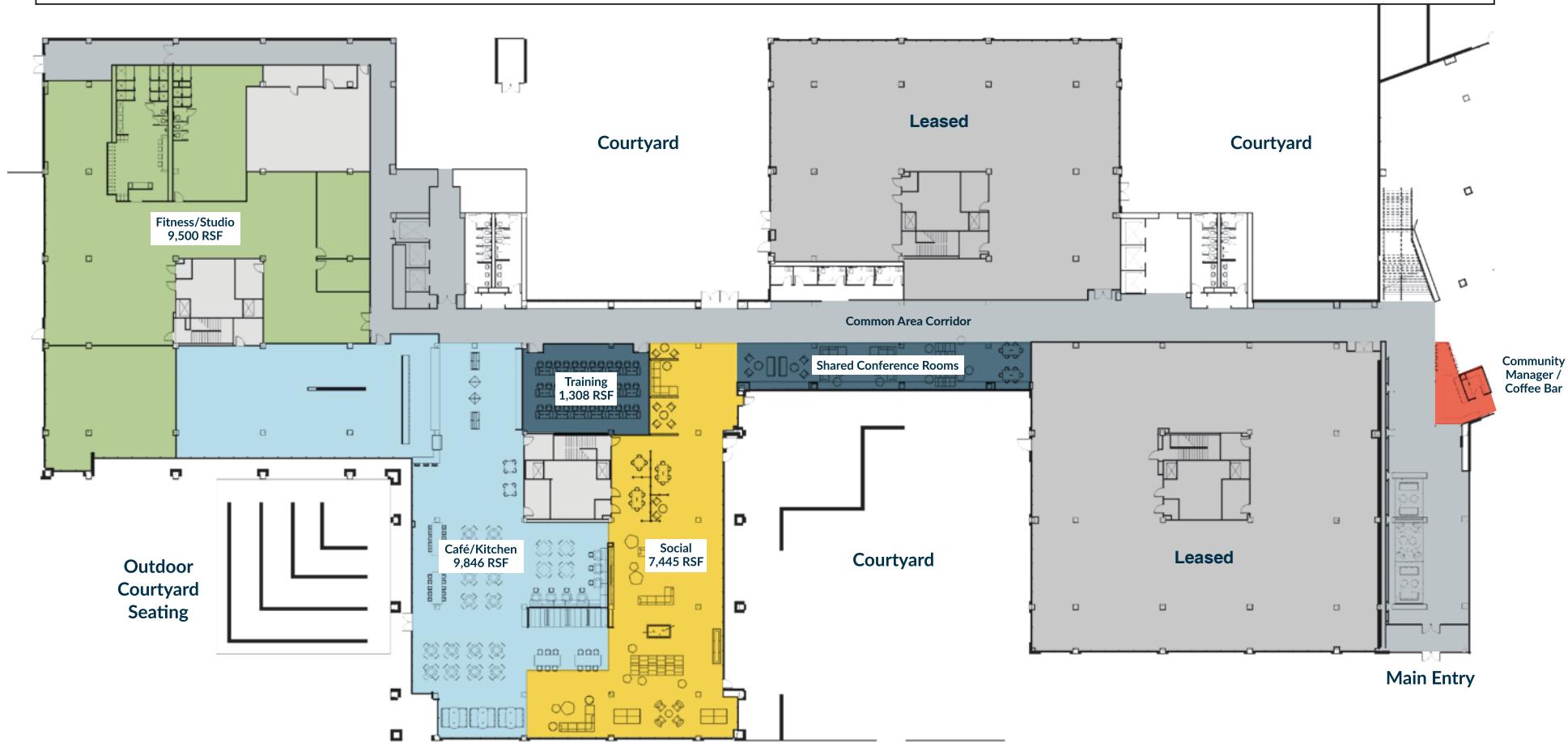
A Place People Want to Work



**With Flexible Walls and Hard
Office/Conference Rooms**



Your Workspace



World-Class Amenities at Your Fingertips

With over **30,000 SF of first-class amenities**, common spaces and shared experiences are anything but common at VariSpace Southlake.

First-class amenities create a place people look forward to enjoying every day.

// Upon entry you will 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 9,500 SF fitness center or the 38,000 SF Larry North Fitness next door

// Enjoy the five on-site Wi-Fi enabled outdoor courtyard areas

// Meet in style with shared conference and training areas

// Simply relax and have fun in the social + game area



Site Plan - 22 Acres

Building A

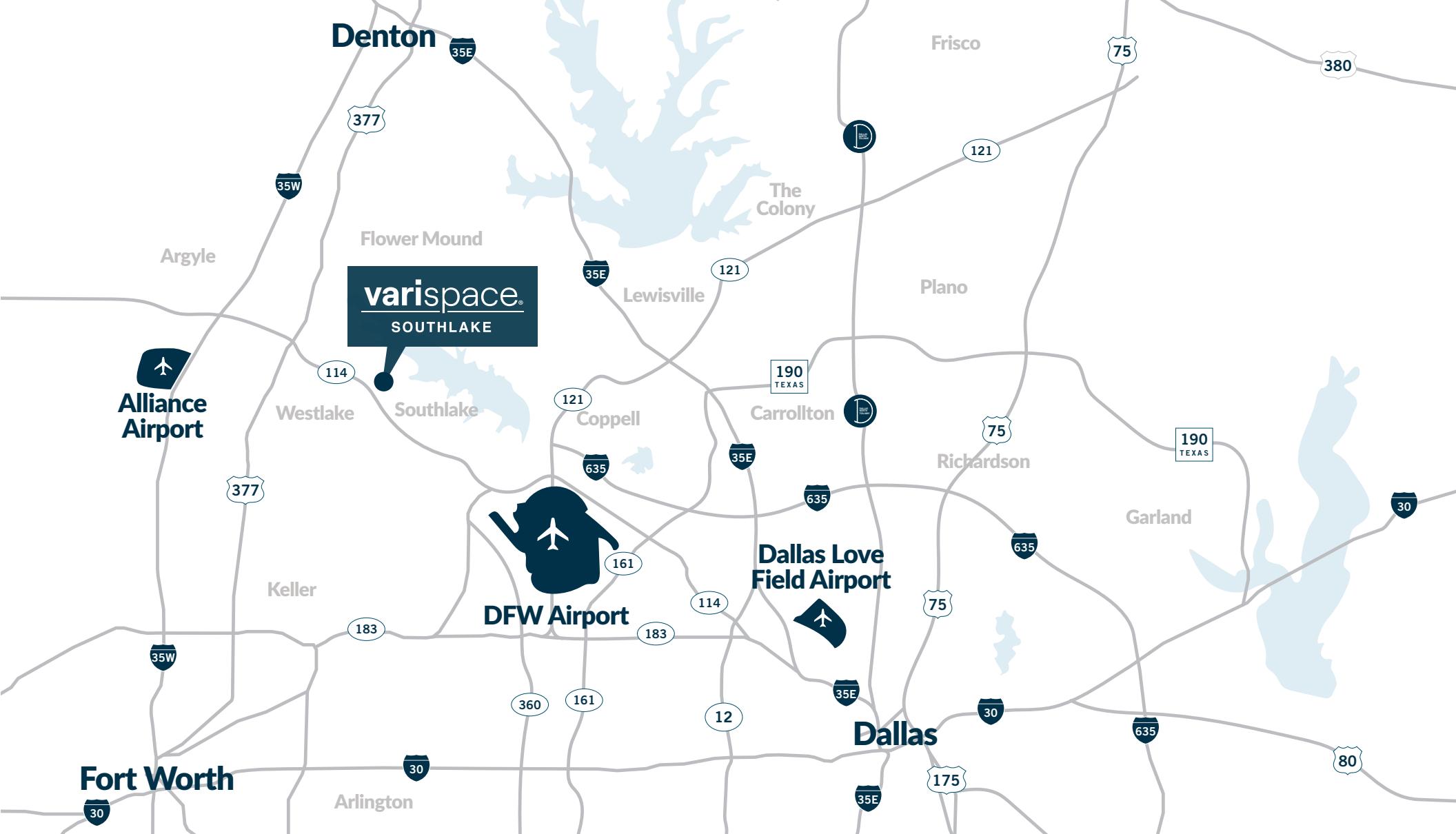
Floor 1: Amenity Center
Floors 2-3: 81,819 RSF

Building B

Floors 1-3: 88,613 RSF

Building C

Floors 1-5: 169,189 RSF



Location & Access

 **5 min**
To Southlake Town Center

 **7 min**
To DFW Airport

 **23 min**
To Dallas Love Field Airport

 **25 min**
To Dallas CBD

 **25 min**
To Fort Worth CBD



In the Heart of the DFW Metroplex



50+
Restaurants



15+
Hotels



40+
Retail Options



10+
Banks



10+
Daycare Centers

Top Rated Public Schools in Immediate Area



Proven Corporate Neighbors

AIG
 Amazon
 Baylor Scott & White Medical Center
 Charles Schwab Corporate Campus
 Circle T Ranch
 Daimler Chrysler
 Dell
 Deloitte University, The Leadership Center
 DynCorp International

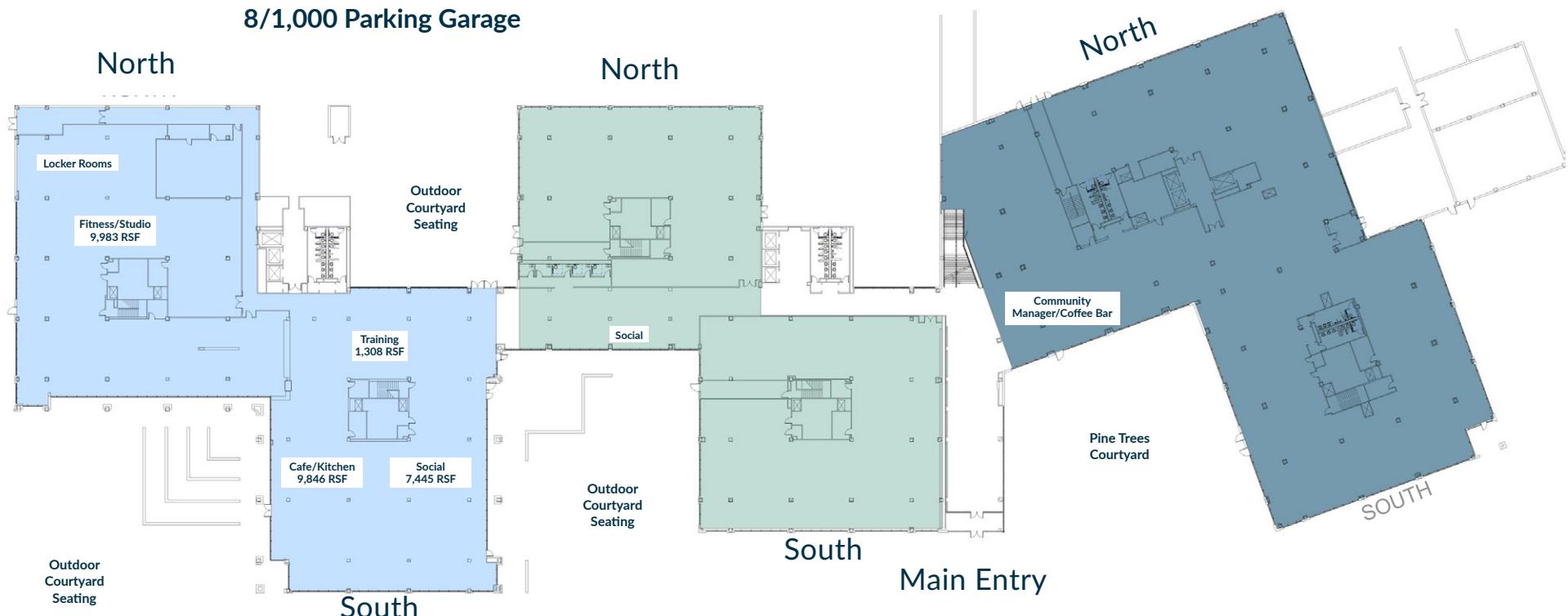
Entrada Development
 Facebook
 FedEx
 Fidelity Investments Corporate Office
 Ft. Worth Trophy Club
 Galderma Labs, LP
 Genco
 Goosehead Insurance
 Hampton Inn & Suites

Holiday Inn
 Homewood Suites
 Keane Group Warehouse
 Mercedes Benz Financial Services
 Nestle
 Sabre
 Solana Business Park
 TD Ameritrade
 Texs Quality Beverage

Trophy Club Country Club
 UPS
 Vaquero Golf & Country Club
 Verizon
 Walmart
 Wells Fargo
 Zebra Technologies

13,000-190,000 SF Available

varispace.
SOUTHLAKE



Johnny Johnson

(972) 860-1483

johnny.johnson@cushwake.com

Chris Taylor

(972) 846-4186

chris.taylor@cushwake.com

 **CUSHMAN & WAKEFIELD**



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.

varispace[®]

SOUTHLAKE

1900 W. Kirkwood Blvd.
Southlake, Texas 76092