

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

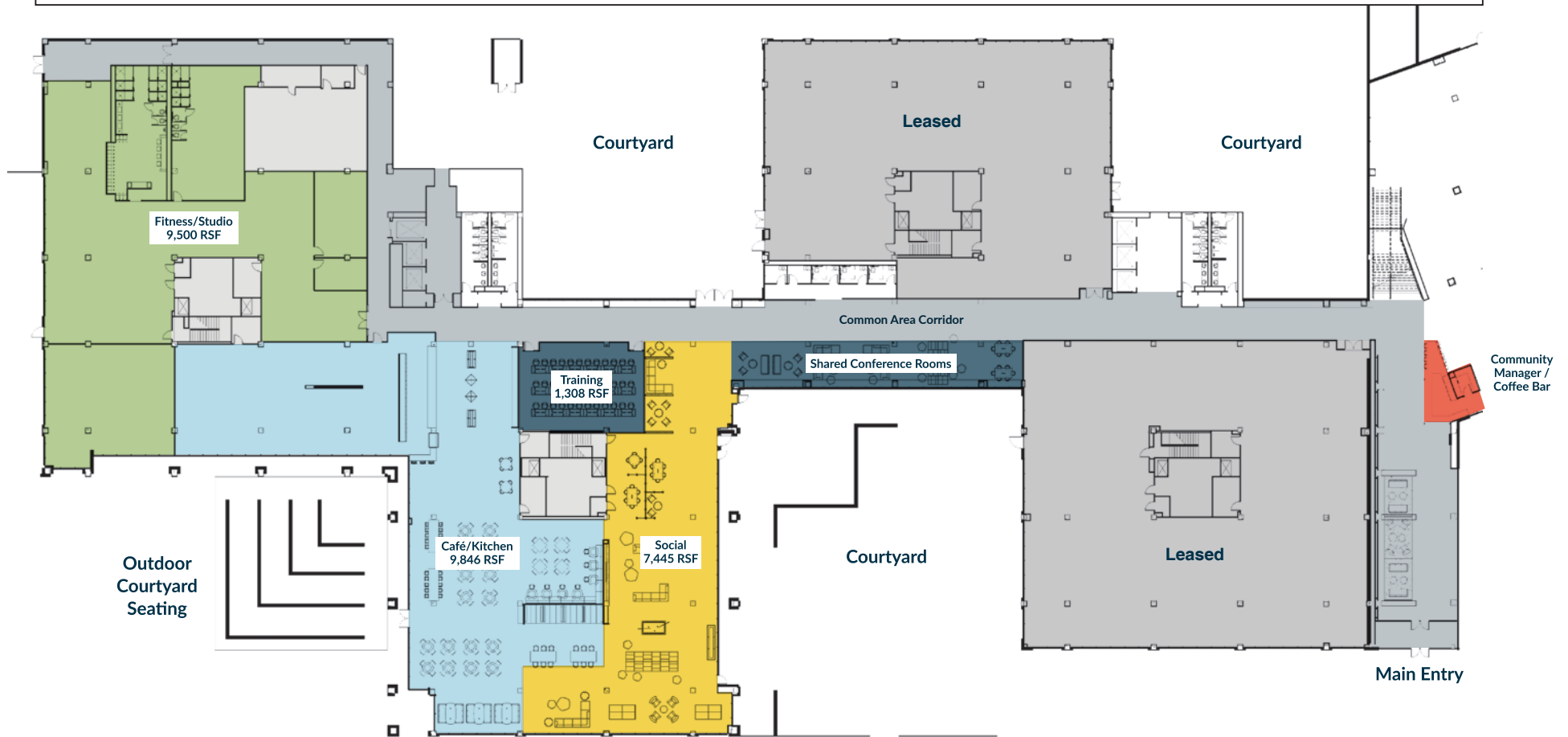


**With Flexible Walls and Hard
Office/Conference Rooms**



Your Workspace

8/1,000 Parking Garage



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

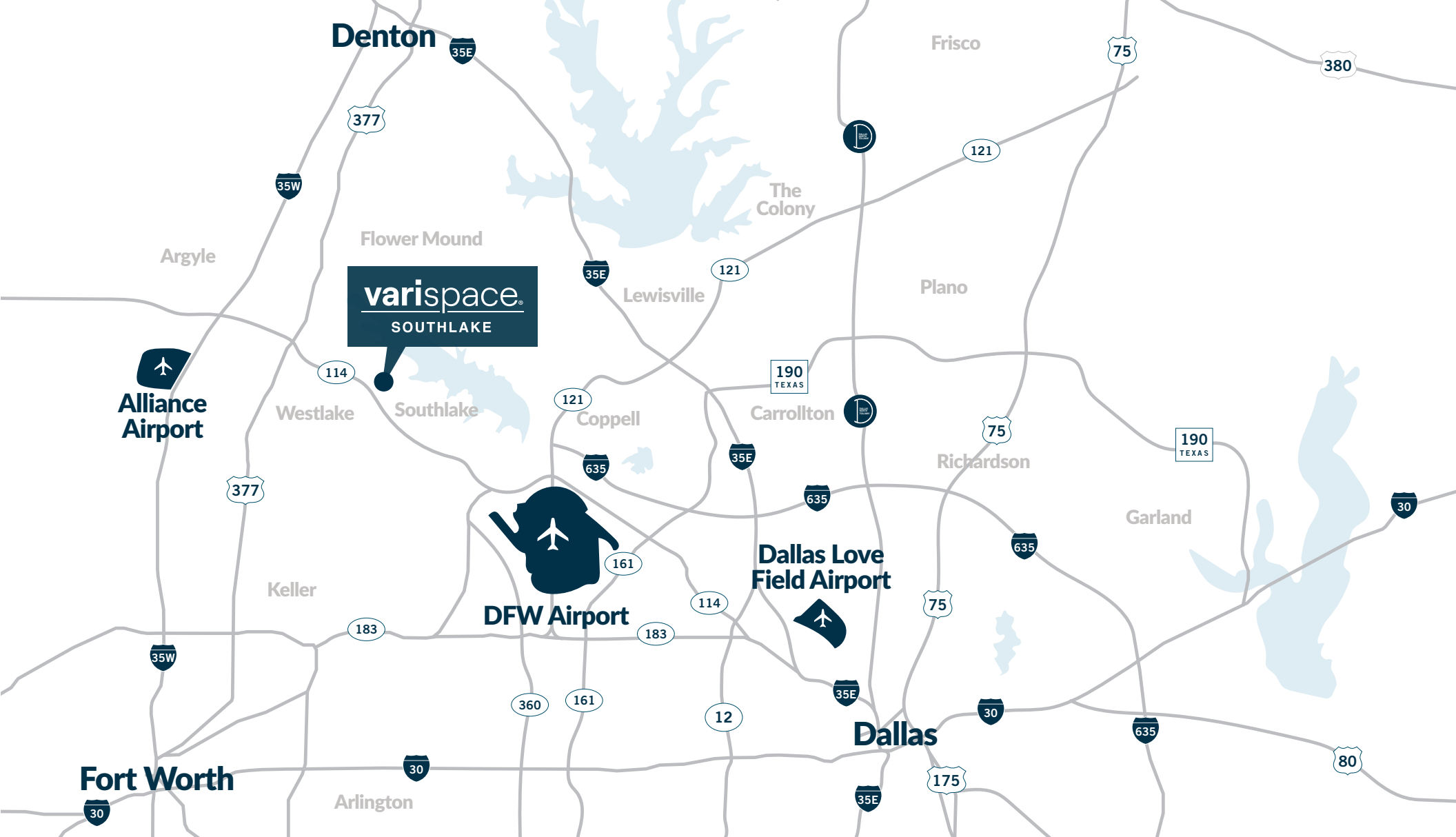
Floor 1: Amenity Center
Floors 2-3: 81,819 RSF

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

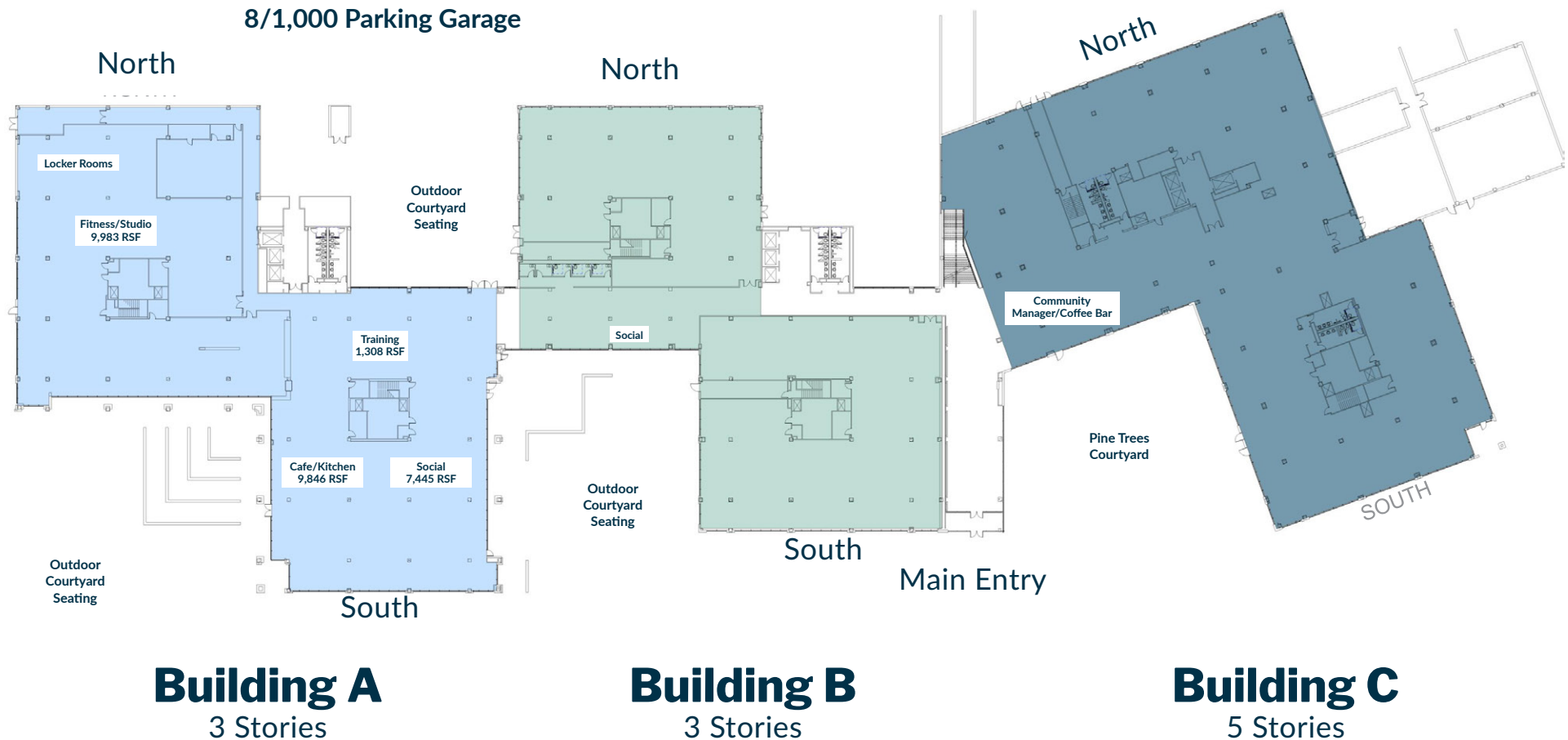
Entrada Development
 Facebook
 Fed Ex
 Fidelity Investments Corporate Office
 Ft. Worth Trophy Club
 Galderma Labs, LP
 Genco
 Goosehead Insurance
 Hampton Inn & Suites

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

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

13,000-190,000 SF Available

varispace®
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