

An aerial architectural rendering of a large, modern office complex at dusk. The building features a light-colored facade with numerous windows, some of which are illuminated from within. It has a flat roof and is surrounded by landscaped grounds with trees and parking areas. A large, curved parking lot filled with cars is visible in the foreground. In the background, a multi-lane highway with traffic is visible under a twilight sky. The overall scene is a high-quality digital illustration.

# varispace<sup>®</sup>

## LAS COLINAS

901 W. Walnut Hill Lane  
Irving, Texas

 CUSHMAN &  
WAKEFIELD





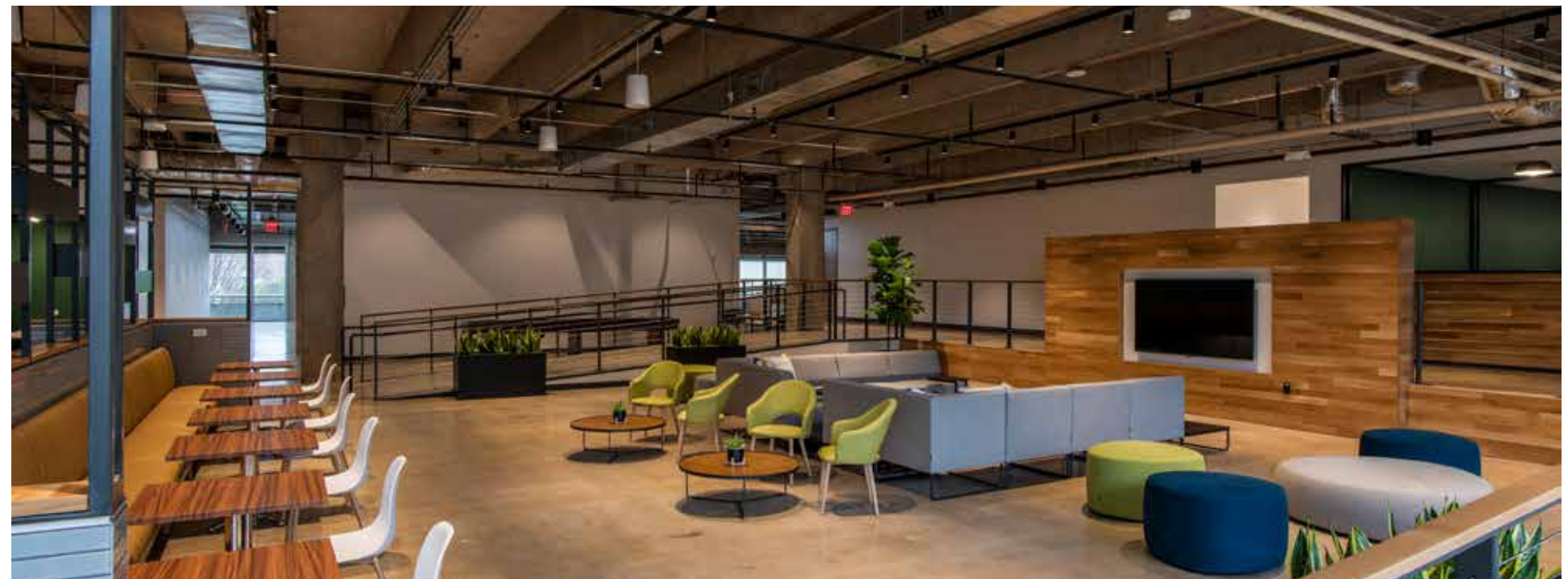
# Building Features

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
- // Building C - 2nd Floor
- // Up to 5/1,000 Parking Ratio
- // Flexible, Short-Term Leasing Options
- // Fully-Furnished Turnkey Office Space





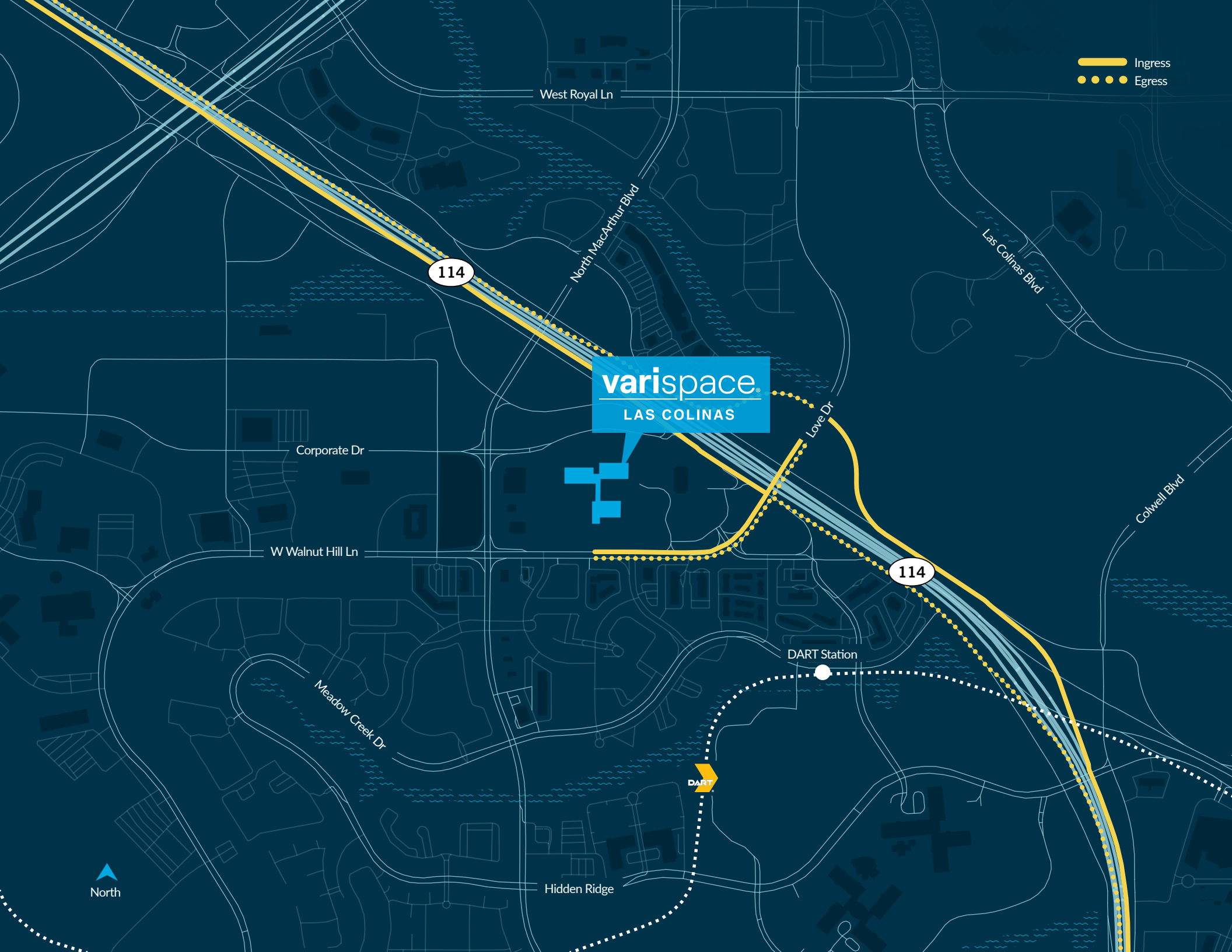
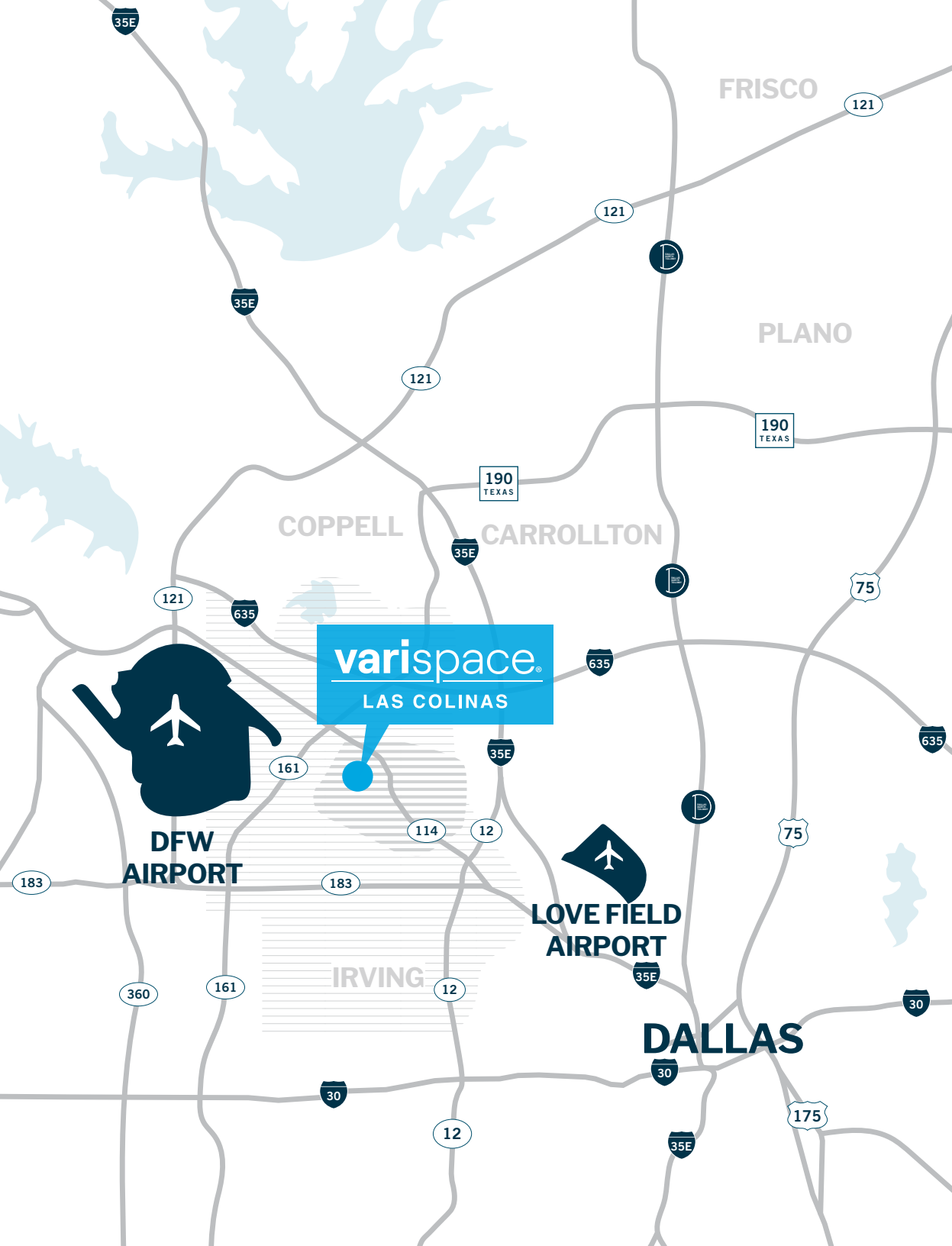
# Location & Access

✓ **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 the Las Colinas



56

Restaurants



17

Hotels



113

Retail Options



4

Banks

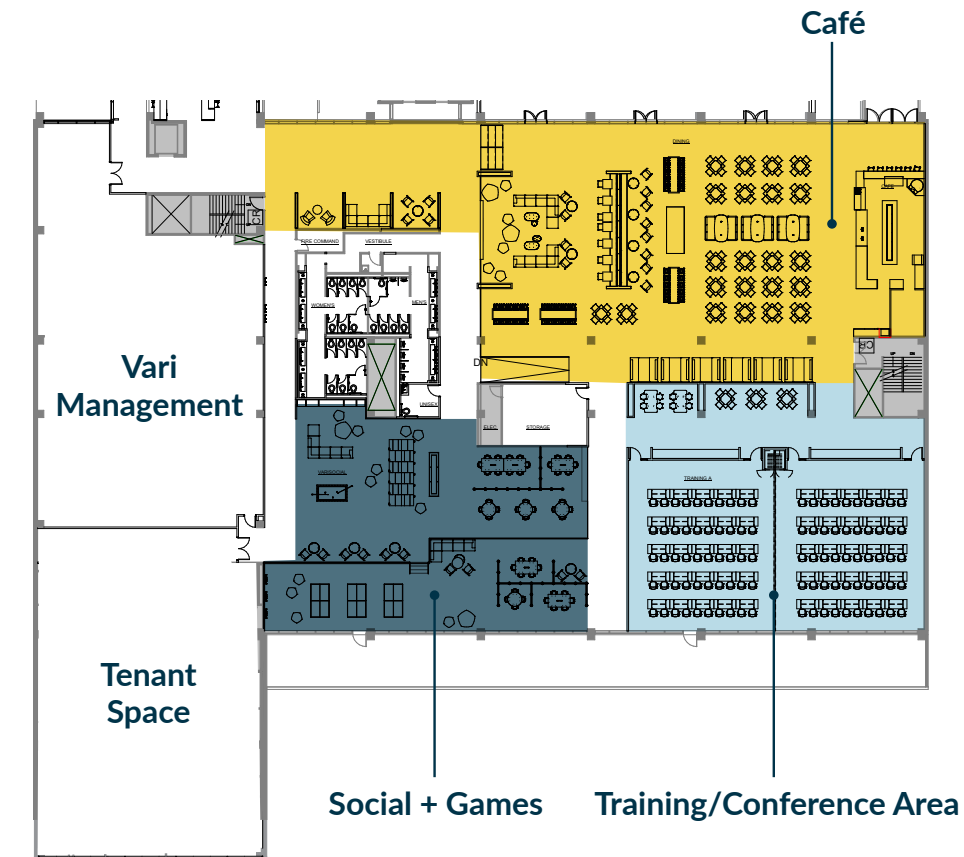
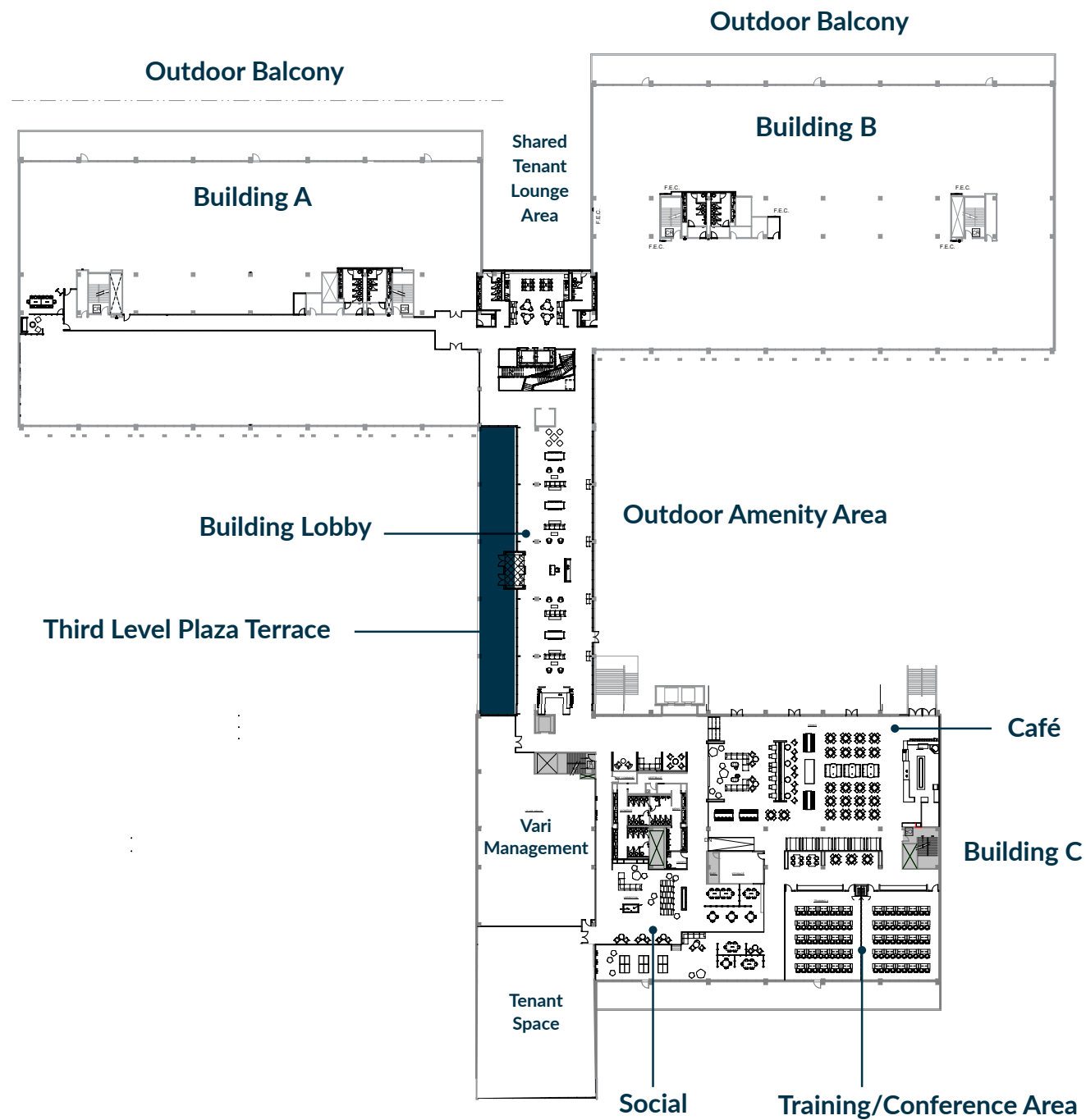


2

Daycare Centers







# Amenities At Your Fingertips

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

- // 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





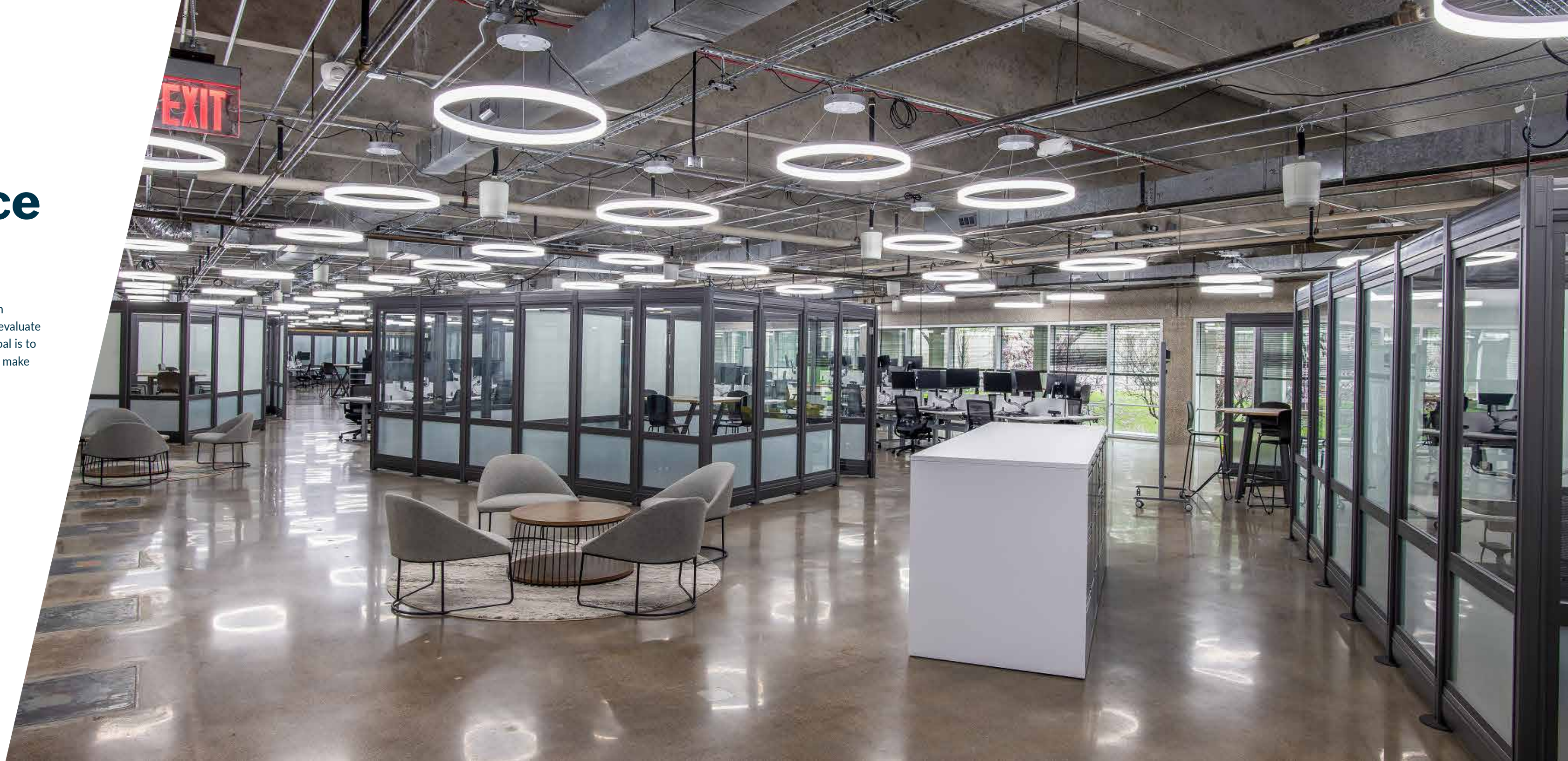
**A Place People Want to Work**



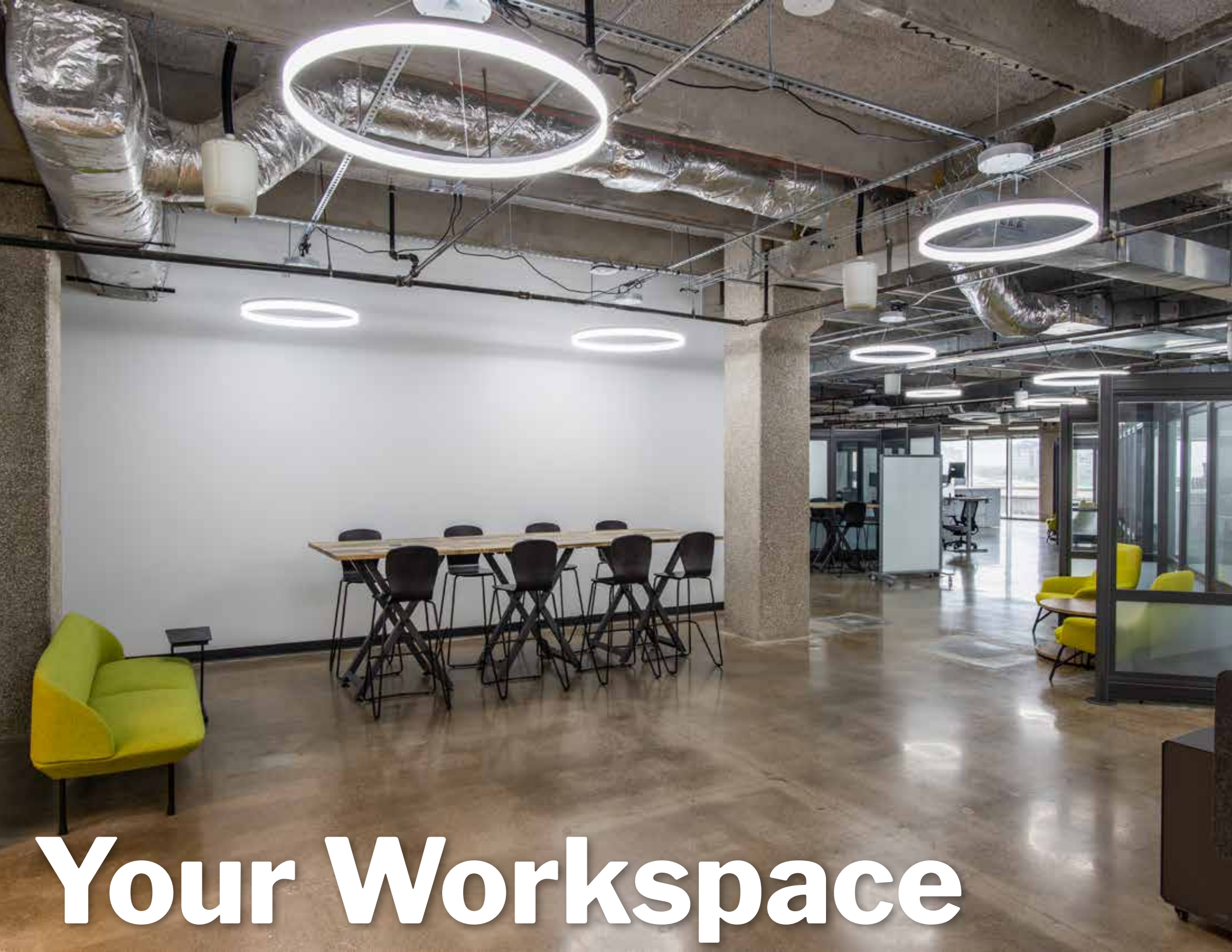
# Your Workspace Matters

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



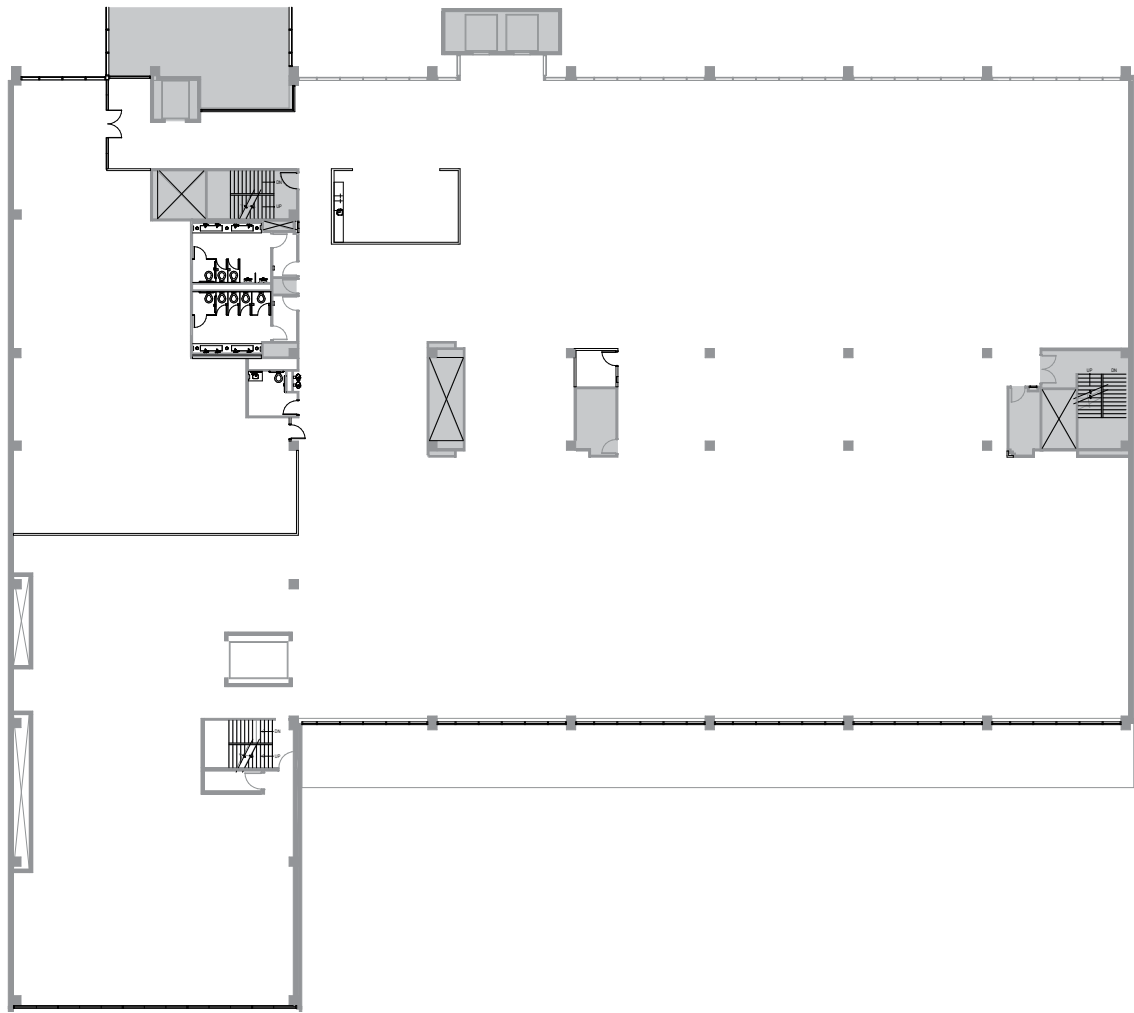




**Your Workspace**

# Building C Floor 2 | 38,500 RSF

**varispace**  
LAS COLINAS



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## LAS COLINAS

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