

REGENT OFFICE CENTER
5151 Regent Boulevard, Irving, Texas



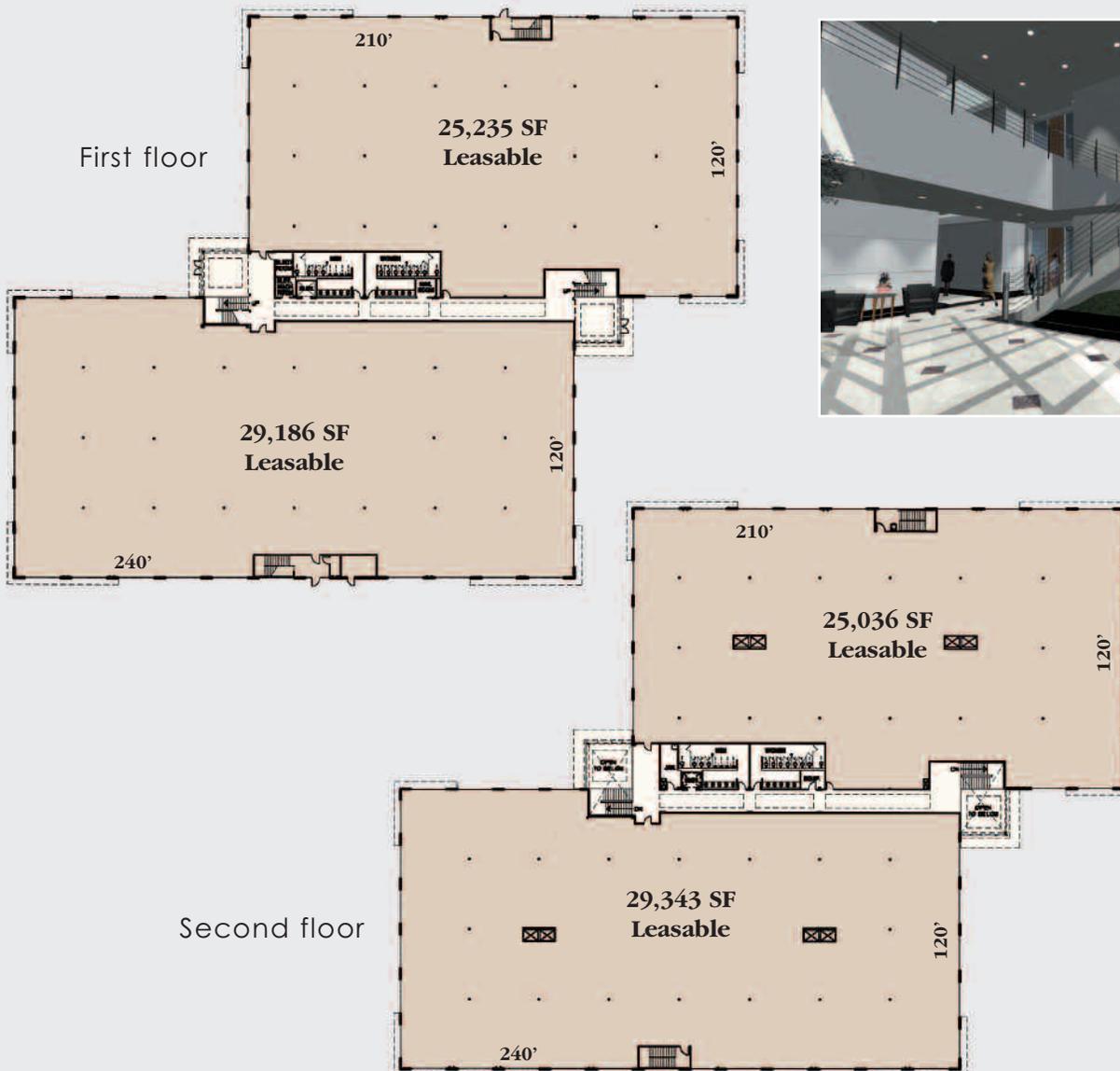
MYERS & CROW COMPANY, LTD.

Development overview

- Site Area: 8.7 acres
- Building Area: 108,800 square feet
- Incremental Rentable Square Feet: 25,036 to 108,800
- Parking Ratio: 6.5 spaces per 1,000 useable square feet
- Technologically advanced features
- Energy efficient design
- LBJ (IH 635) frontage

Building and site features

- Appealing architectural design
- Abundant landscaping
- Dual pane insulated glass on exterior windows
- Full-cover illumination of parking lots
- Building Configuration: 2-story, with central common area and two entry atriums functionally dividing the building into four open-bay "pods"
- Exterior signage available



I.H. 635 (LBJ FWY.)



Interior features

- 15' floor to deck structure
- Bright, open office plans with 10' ceilings providing natural and ambient light
- Two-story entry atriums with granite flooring
- Card access security system
- 120' bay depths
- 100 lb/sq. ft. live structural loading design
- Grand staircases to facilitate interfloor traffic (in addition to elevator)
- Interior office design and finish to suit

Technology features

- Multiple fiber optics providers available to the building with redundant access
- 24-hour, 7-day independent HVAC system for each tenant
- HVAC design includes multi-zone VVT control and digital energy management system
- Customized power capacity with separate meters for each tenant – allows for maximum efficiency and flexible work shifts
- Pad area and conduits for back-up generator provided

Premier location

- Strategic location in the heart of the Dallas/Fort Worth Metroplex
- Convenient to D/FW International Airport
- Near retail, restaurants, and hotels
- DART public transportation
- Outstanding accessibility via Regent Blvd., IH-635/LBJ Fwy, SH 114, SH 161 and SH 121



FOR LEASING INFORMATION CALL:
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