

ONE

PANORAMA

NEWMARK

7701 LAS COLINAS RIDGE | IRVING, TX

BUILDING HIGHLIGHTS



**UP TO
27,500 SF**

Available with
Building Signage



**1999/
2015**

Built/
Renovated



8 STORIES

208,450 RSF



5/1,000

Parking Ratio
(2/1,000 Structured
Garage; 3/1,000 Surface)



AMENITIES



Tenant Fitness Center with Showers and Towel Service



Outdoor Lounge with Wi-Fi



Floor-to-Ceiling Windows



Eight Corner Offices per Floor

PRIME CONNECTIVITY



LOCATION



LBJ/George Bush Tollway Visibility



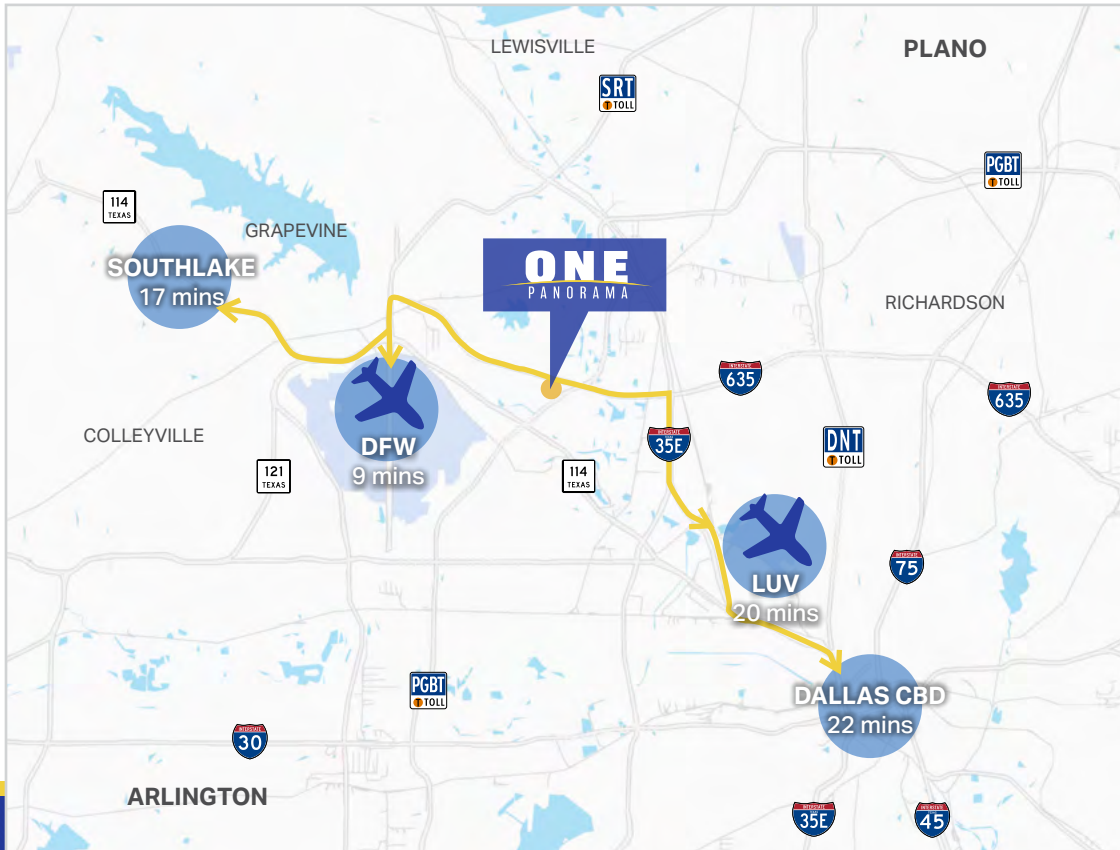
Close Proximity to DFW Int'l Airport



Within Walking Distance to 30 Restaurants

NEARBY AMENITIES

AND DRIVE TIMES



HACKBERRY CREEK COUNTRY CLUB



MUSIC FACTORY

ATTRACTIONS



10 MINUTES TO MUSIC FACTORY

With 25 restaurant and entertainment concepts, an Alamo Drafthouse Movie Theater, the Toyota Music Factory is the new destination in DFW.



9 MINUTES TO IRVING CONVENTION CENTER

The \$133 million Irving Convention Center at Las Colinas is situated in the heart of the Las Colinas Urban Center – Irving's international business district.



12 MINUTES TO WATER STREET

The 14-acre urban mixed use destination located at the shores of Lake Carolyn features almost 60,000 square feet of shops and restaurants plus hundreds of apartments.



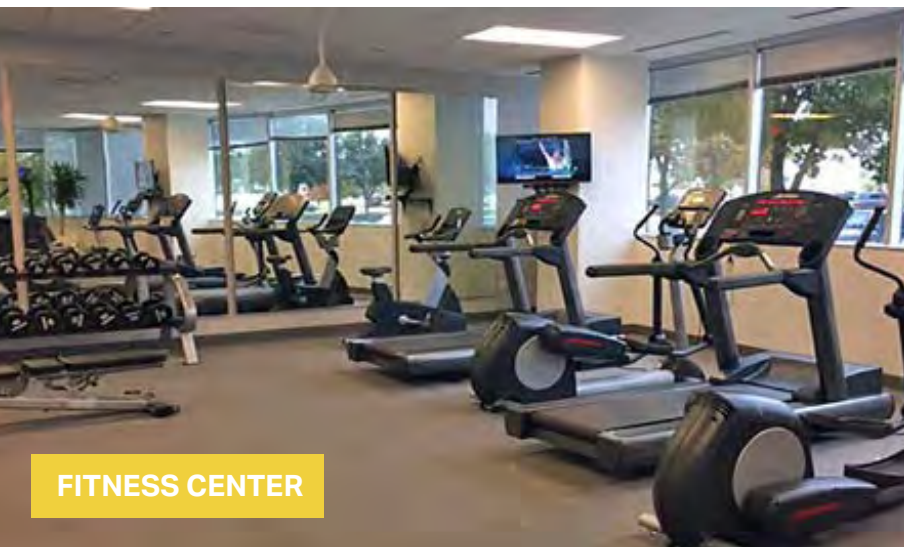
8 MINUTES TO HACKBERRY CREEK COUNTRY CLUB

A premier private country club in Irving, Texas, featuring a Byron Nelson-designed 18-hole golf course, lighted tennis and pickleball courts, a fitness center, a junior Olympic pool, and casual and fine dining.

PROPERTY PHOTOS



OUTDOOR LOUNGE AREA



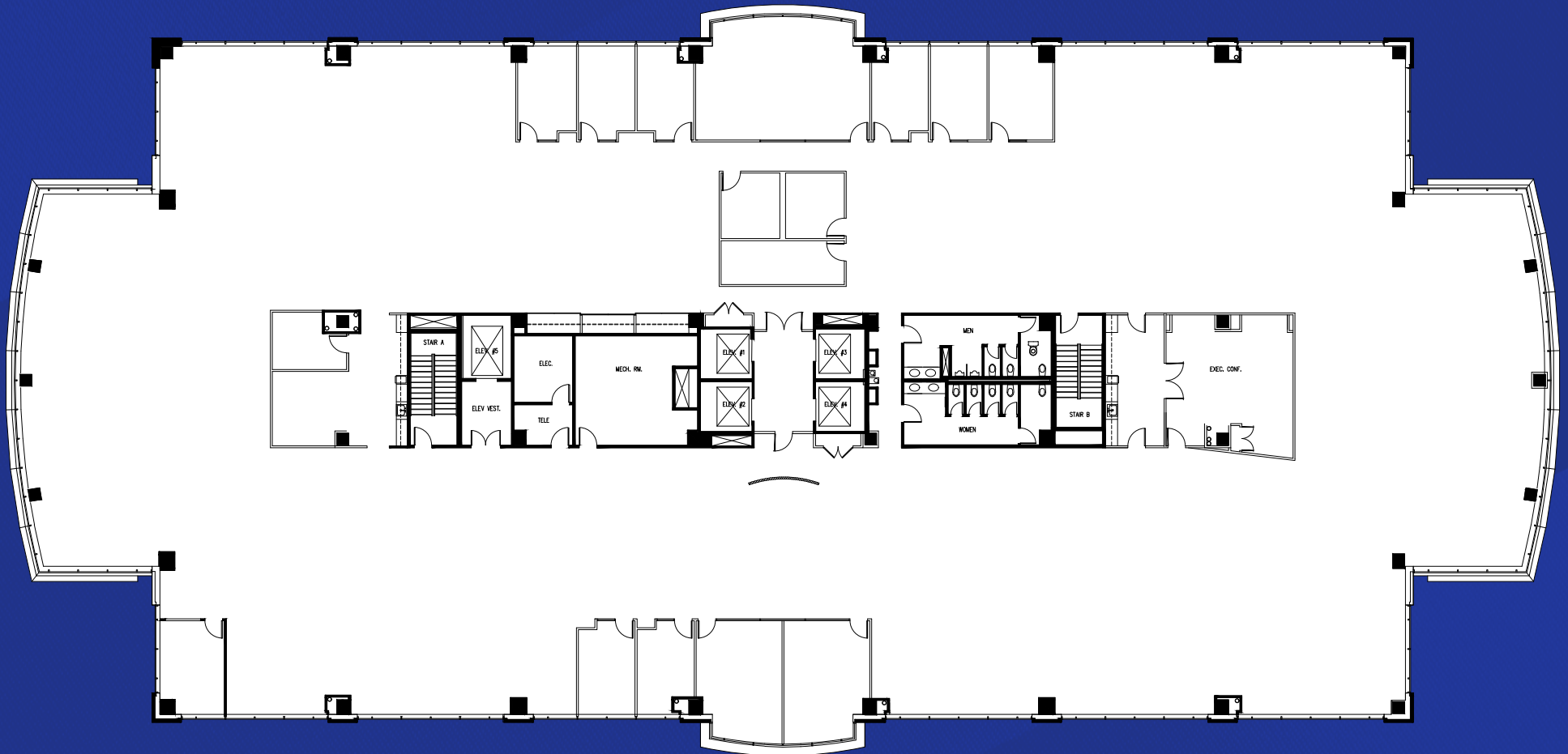
FITNESS CENTER



UPDATED LOBBY

TYPICAL FLOOR PLAN

27,517 SF





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FOR MORE INFORMATION

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