



CYPRESS WATERS

THE OFFICES AT THE SOUND  
WHERE BUSINESS AND LIFESTYLE INTERSECT

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# DEVELOPMENT OVERVIEW

Cypress Waters is an exceptional master-planned community with the ability to accommodate the needs of corporate businesses as seamlessly as the lifestyle of its residents.

## PROPERTY

- CURRENT/UNDER CONSTRUCTION OFFICE
- FUTURE OFFICE
- RETAIL
- MULTI-FAMILY
- MULTI-FAMILY (MID-RISE)
- SCHOOL
- PARKING GARAGE
- CONFERENCE CENTER

## TRANSPORTATION

- FUTURE COTTON BELT LIGHT RAIL LINE
- DART BUS STOPS (TO/FROM LIGHT RAIL ORANGE LINE)

## RECREATION

- 5 MILE HIKE AND BIKE TRAIL

## SITES

- 3200 OLYMPUS BLVD - COMPLETE Q1 2020
- 3401/3501 OLYMPUS BLVD - COMPLETE Q3 2020
- 3003 OLYMPUS BLVD - COMPLETE Q2 2021



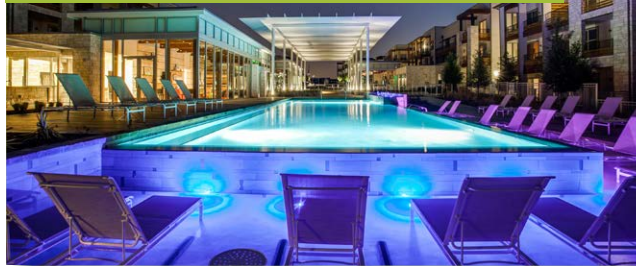
## THE SOUND

Lakefront Retail, Dog Park & Amphitheatre



## ON-SITE RESIDENTIAL

Lakefront Townhomes & Apartments



## ON-SITE RESTAURANTS

7 Delicious Options - more coming soon!



## DART Bus Route & Future Light Rail Stop



## The Town Hall Event Center



## On-Site Fitness Centers



## Food Trucks at the Park



## Lunch Shuttle



## Wellness Classes



## On Demand Car Re-Fueling



## 5 Mile Hike/Bike Trail



## Regular Tenant Events



# THE OFFICES AT THE SOUND

2ND  
FLOOR

6,117 SF  
ABOVE RETAIL

AMPLE PARKING

STRUCTURED/SURFACE/STREET PARKING

VIEWS

UNENCUMBERED VIEWS OF NORTH LAKE

8,000 SF

ON-SITE FITNESS CENTER

30,000 SF

RETAIL AT YOUR FRONT DOOR

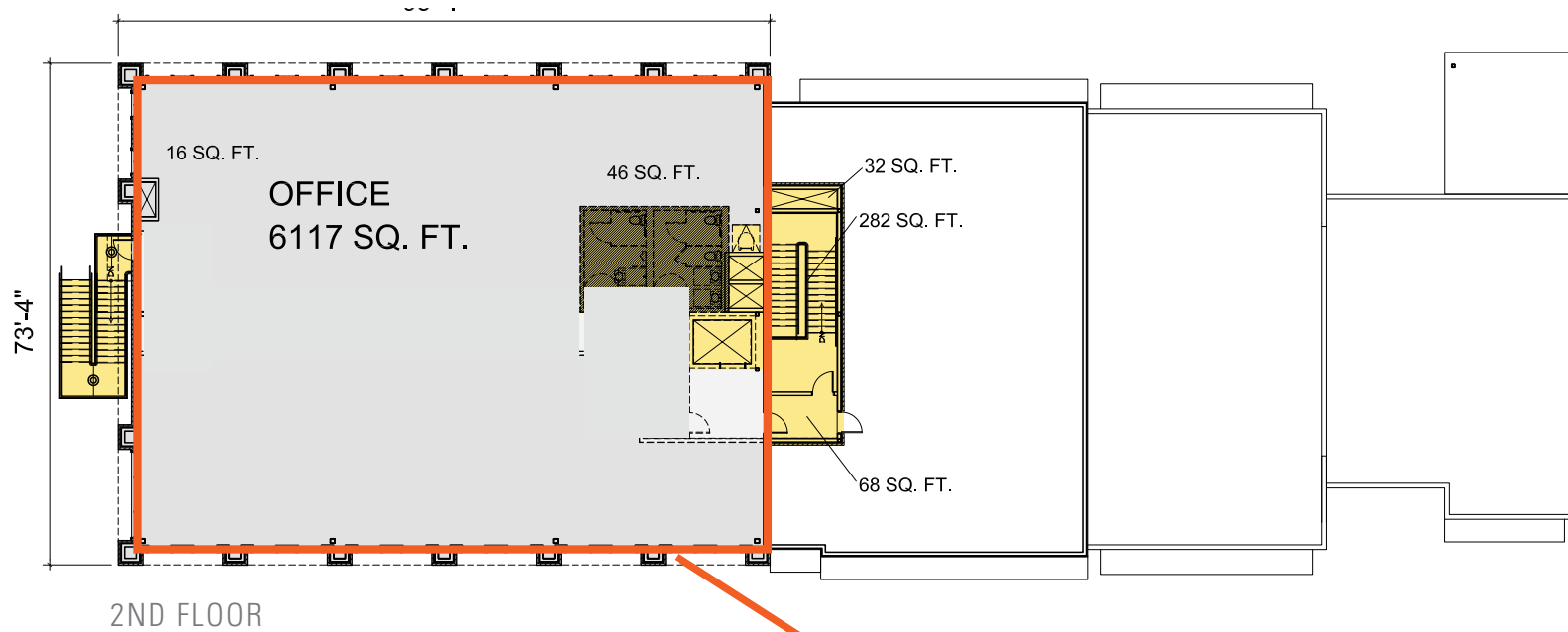
This lakefront office building overlooks The Sound, with 30,000 SF of restaurants and retail, a lakefront amphitheatre, hike and bike trails, patios, parks, events, and much more.



# EXTERIOR & INTERIOR



# THE OFFICES AT THE SOUND

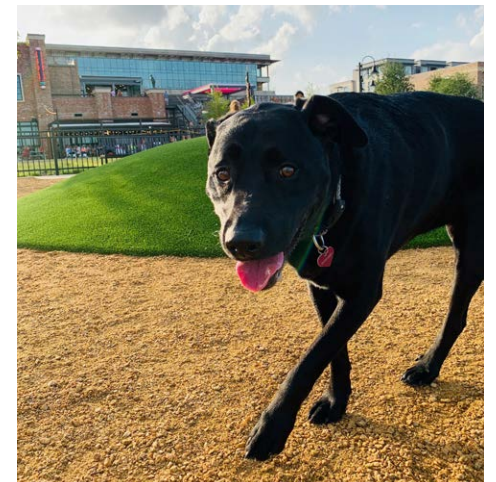


## FLOOR PLATE & SITE PLAN





LAKESIDE RETAIL AND STREET SCENE  
Set on the serene 362-acre North Lake,  
The Sound features 30,000 SF of restaurants and  
retail, a lakefront amphitheatre, events lawn, indoor  
conference center, patios, parks, hike and bike  
trails, splash pad, a dog park, and much more.





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**BILLINGSLEY**  
COMPANY