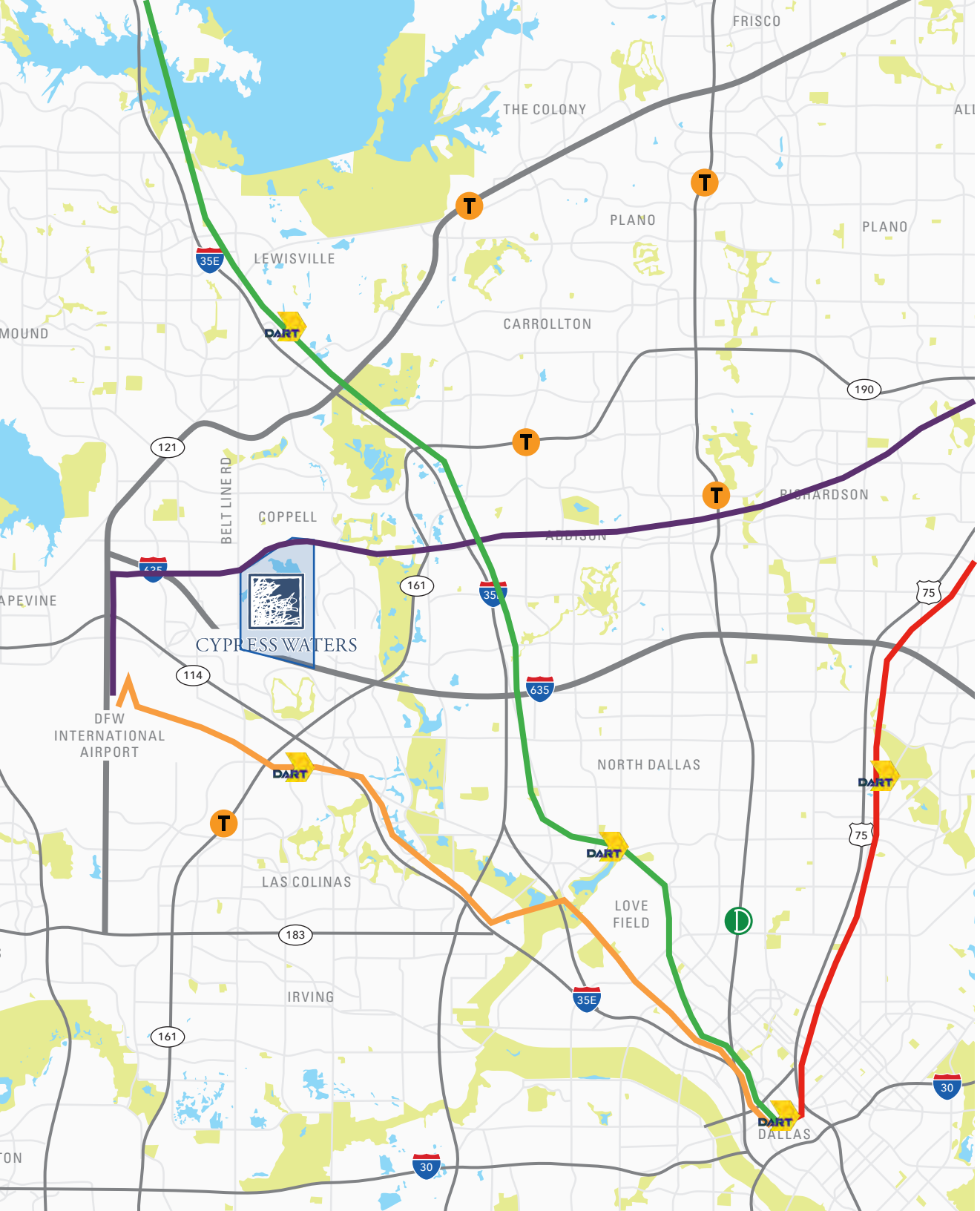
BILLINGSLEY
COMPANY

CYPRESS WATERS

WHERE BUSINESS AND LIFESTYLE INTERSECT

LEASING INFORMATION LUCY BURNS 214.270.0998 MARIJKE LANTZ 214.270.0970



CONNECTED TO

GREATER DFW

DFW AIRPORT	5	MIN
SOUTHLAKE	16	MIN
LOVE FIELD	17	MIN
PLANO	20	MIN
DALLAS	20	MIN
FRISCO	25	MIN
MCKINNEY	30	MIN
FT WORTH	37	MIN

- COTTON BELT LIGHT RAIL
- GREEN LINE LIGHT RAIL / DCTA DENTON
- ORANGE LINE LIGHT RAIL
- RED LINE LIGHT RAIL

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/FROMLIGHT RAIL ORANGE LINE)

RECREATION

- 5 MILE HIKE AND BIKE TRAIL

SITES

- 3100 OLYMPUS BLVD - COMPLETE 7/2018
- 3200 OLYMPUS BLVD - COMPLETE 7/2019
- 3201 OLYMPUS BLVD - COMPLETE 10/2019
- 3401/3501 OLYMPUS BLVD - COMPLETE 2020

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TRANSPORTATION

Only 5 minutes from DFW Airport, Cypress Waters is also primed for commuters with multiple DART bus stops on site, and only two stops away from the DART Light Rail Orange Line which connects downtown Dallas to DFW Airport.

COTTON BELT LIGHT RAIL

By 2023, there will be a DART stop at Cypress Waters on the Cotton Belt Line, a commuter rail that will connect across the Dallas Region from Fort Worth to Wylie. The Cypress Waters station will be the first stop from DFW Airport.

HIKE AND BIKE TRAIL SYSTEM

4-5 mile hike and bike trail circling North Lake has trailheads in The Sound that will connect office, retail and residents to the city's Campion Trail System.

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COMMUNITY

AMENITIES

The community is bustling at Cypress Waters, which offers amenities that inspire any business or lifestyle to Work, Live, Dine and Explore:

- THREE NEIGHBORHOOD PARKS
- 45,000 SF OF SUPPORT RETAIL PLANNED FOR PHASE 1
- STATE-OF-THE-ART FITNESS CENTER
- ACCESS TO CONFERENCE CENTER
- 24/7 BIKE SHARE RENTALS
- HIKE AND BIKE TRAILS
- TRAILHEAD CONNECTORS TO CITY TRAIL SYSTEMS
- ON-SITE 7-ELEVEN CONVENIENCE STORE
- EXECUTIVE AUTO SERVICES CAR WASH & DETAILING
- REFUEL CARS ON-SITE WITH BOOSTER FUELS
- MARATHON HEALTH CLINIC AVAILABLE FOR TENANT EMPLOYEES
- FREE SHUTTLE RIDES TO RETAIL RETAIL & RESTAURANTS AT LUNCH
- FOOD TRUCKS AT THE PARK
- FOODSBY – FOOD DELIVERY TO OFFICE LOBBIES
- REGULARLY-SCHEDULED TENANT EVENTS & ACTIVITIES
- EXCELLENT ACCESS THROUGHOUT THE METROPLEX
- SEVERAL QUICK INGRESS AND EGRESS OPTIONS
- ABUNDANT FIBER OPTIONS
- TOP-OF-BUILDING SIGNAGE OPPORTUNITIES
- SUPERIOR ACCESS TO LBJ, 121 AND PRES GEORGE BUSH TOLLWAY
- MINUTES FROM DFW AIRPORT

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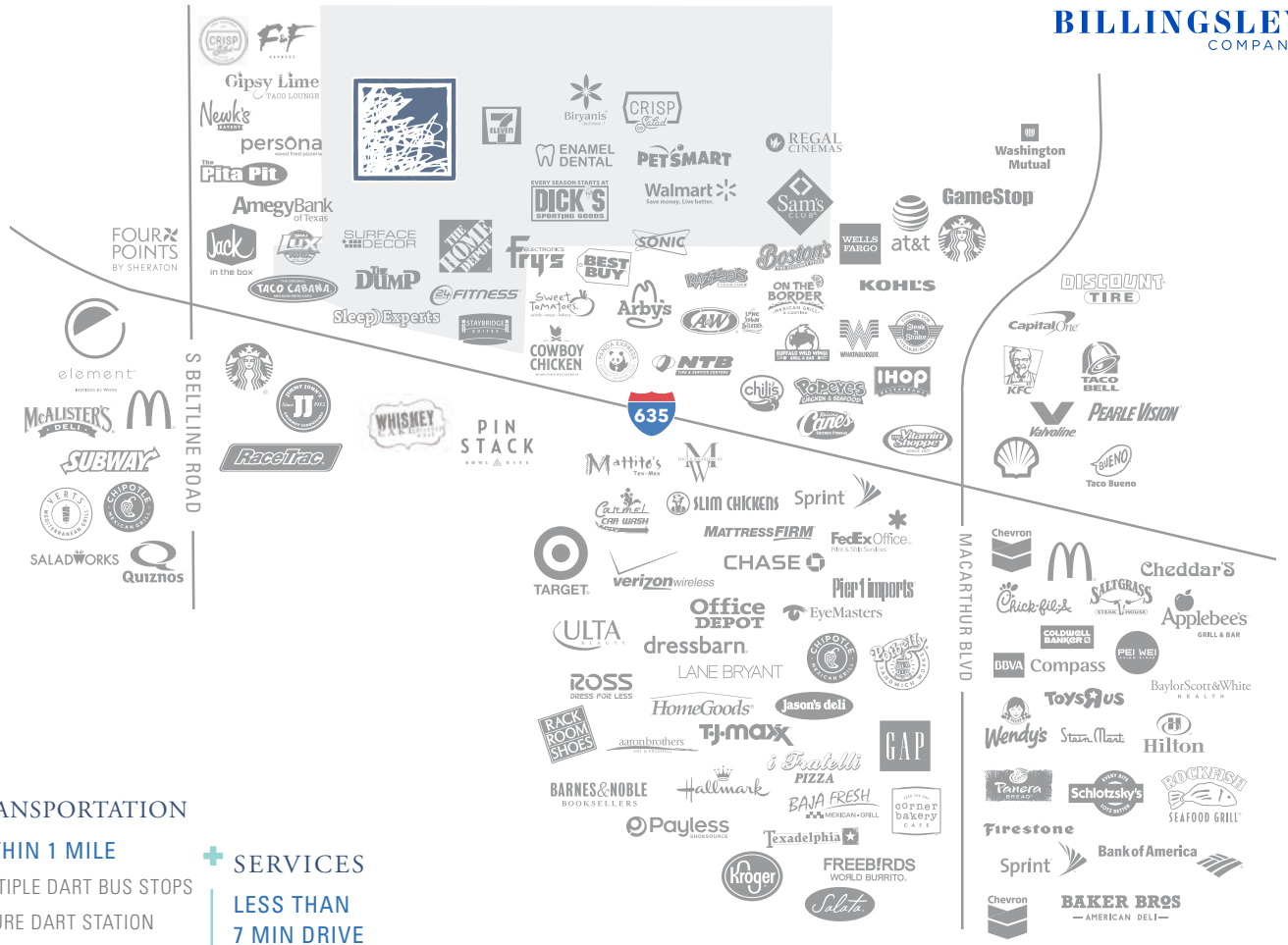
AREA

RETAIL & RESTAURANTS



RESTAURANT

5 MIN DRIVE

- NEWK'S
- GIPSY LIME TACO LOUNGE
- CRISP SALAD
- PERSONA PIZZA
- PITA PIT
- BIRYANIS & MORE
- F&F JAPANESE GRILL
- TACO DINER
- JIMMY JOHN'S
- PANERA BREAD
- CHIPOTLE
- BUFFALO WILD WINGS
- SLIM CHICKENS
- CHILI'S
- BLUE FISH
- CHEDDAR'S
- WHISKEY CAKE
- ROCKFISH SEAFOOD
- BAKER BROTHERS
- ON THE BORDER
- RAZZOO'S
- SALTGRASS STEAKHOUSE
- MATTITO'S

FITNESS

LESS THAN 10 MIN DRIVE

- ON-SITE FACILITY
- 24 HOUR FITNESS
- CAMP GLADIATOR (ON SITE)
- SNAP FITNESS
- GOLD'S GYM
- CROSSFIT BOLT

HOSPITALITY

LESS THAN 10 MIN DRIVE

- ELEMENT BY WESTIN
- OMNI MANDALAY HOTEL
- FOUR SEASONS
- GAYLORD TEXAN
- NYLO LAS COLINAS
- HYATT HOUSE
- WESTIN
- HILTON GARDEN INN
- FOUR POINTS BY SHERATON
- STAYBRIDGE SUITES

TRANSPORTATION

WITHIN 1 MILE

- MULTIPLE DART BUS STOPS
- FUTURE DART STATION (COTTON BELT LINE)

AIRPORT

LESS THAN 10 MIN DRIVE

- DFW INTERNATIONAL

LESS THAN 20 MIN DRIVE

- LOVE FIELD
- GRAND PRAIRIE MUNICIPAL
- DALLAS EXECUTIVE AIRPORT
- ADDISON AIRPORT

SERVICES

LESS THAN 7 MIN DRIVE

- AMEGY BANK
- WELLS FARGO BANK
- WASHINGTON MUTUAL
- BANK OF AMERICA
- CHASE BANK
- CAPITAL ONE BANK
- BBVA COMPASS BANK
- NORTH DALLAS BANK
- NORTH LAKE COLLEGE
- UNIVERSITY OF PHOENIX
- BAYLOR HEALTH CARE
- DALLAS MEDICAL CENTER
- IRVING COPPELL SURGICAL
- LAS COLINAS MEDICAL
- FEDEX OFFICE
- DISCOUNT TIRE
- NATIONAL TIRE AND BATTERY
- EYEMASTERS
- UPS
- LUX NAIL SPA
- ENAMEL DENTAL
- PINSTACK BOWLING

CORPORATE

- 7-ELEVEN HQ
- BRINKER INTERNATIONAL
- CORELOGIC HQ
- SIGNET JEWELERS HQ
- ONESOURCE VIRTUAL
- MR COOPER HQ
- BT AMERICAS
- DEL FRISCO'S HQ
- EXXONMOBIL
- FLUOR
- THE CONTAINER STORE
- MICHAELS
- CITIBANK
- IBM
- FLOWSERVE CORPORATION
- CELANESE
- NEIMAN MARCUS DIRECT
- KIMBERLY-CLARK
- BRINKS HOME SECURITY
- EYEMART EXPRESS
- BOSTON PIZZA
- TACO BUENO
- HAGGAR CLOTHING

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THE TOWN Hall
HIT THE Trail HEAD
THE Sound STAGE
362-ACRE SERENE LAKE
30,000 SF RESTAURANTS & RETAIL
539 UNITS HIGH-END MULTI-FAMILY
6.5 MILES HIKE & BIKE TRAILS
5 EVENT SPACES REGULARLY SCHEDULED EVENTS
the SOUND

THE SOUND NEIGHBORHOOD

ART & SCULPTURE

"THE BELL TOWER" BY JUANJO NOVELLA

"THE LEAF" BY JUANJO NOVELLA

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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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THE SOUND AND THE NEIGHBORHOODS OF CYPRESS WATERS

MULTI-FAMILY RESIDENTIAL

Cypress Waters' multi-family currently includes three distinctive neighborhoods, each with their own personality. Lakefront residences will be complete in 2018. Corporate discounts are available for tenants and their employees.

1,2,3
BEDROOM FLATS AND TOWNHOMES

814
CURRENT UNITS

1,100
CURRENT RESIDENTS

539
LAKESIDE UNITS AT THE SOUND

141
TOWNHOMES AT THE DISTRICT

Corporate discounts available for tenants and employees.

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3401+3501 OLYMPUS BOULEVARD

CYPRESS WATERS

BILLINGSLEY
COMPANY

FIVE
STORIES

# TWO
BUILDINGS = 402,000SF TOTAL

201,000 SF
PER BUILDING

40,200 SF
FLOOR PLATES

4.3:1,000+
STRUCTURED/SURFACE PARKING

Q2 2020
OCCUPANCY DATE

8,000 SF
FITNESS CENTER NEARBY

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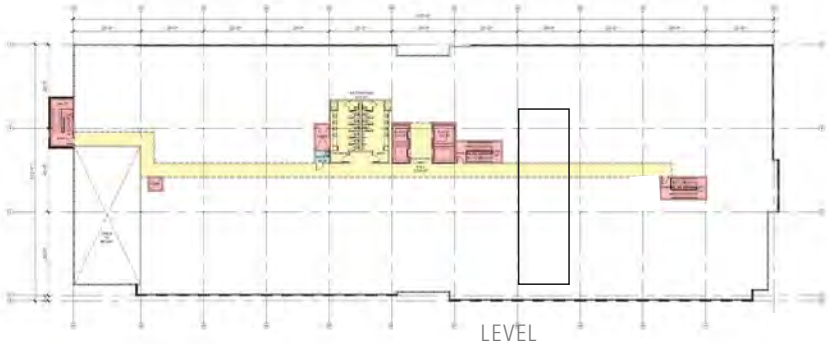
3401+3501 OLYMPUS BOULEVARD

LEVEL 1

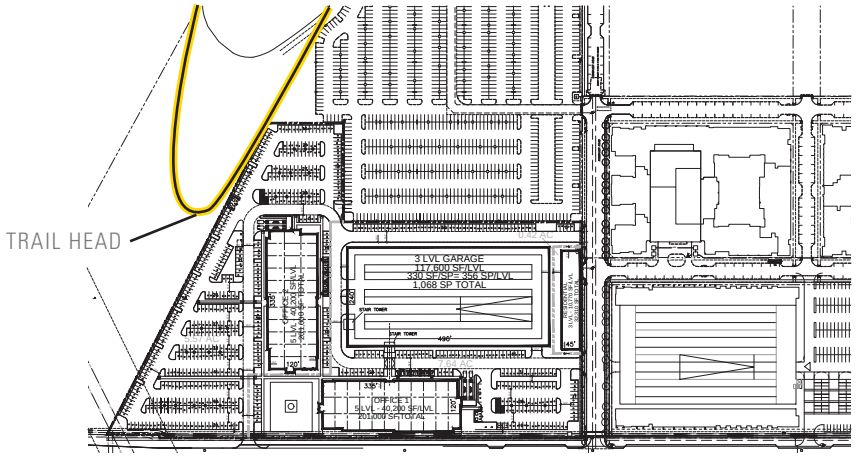
LEASE AREA: 30,693 SF
COMMON AREA: 7,860 SF
VERTICAL PENETRATION: 1,210 SF
SERVICE: 703 SF
TOTAL: 40,466 SF



LEVEL 2 3 4 5

LEASE AREA: 36,004 SF
COMMON AREA: 3,051 SF
VERTICAL PENETRATION: 1,365 SF
SERVICE: 46 SF
TOTAL: 40,466 SF

FLOOR PLATES & SITE PLAN



CYPRESS WATERS

CORPORATE NEIGHBORHOOD

Brinker Headquarters
Coming Q3 2018

Signet Jewelers Campus
Delivered Q1 2018

3100 Olympus - Multi-Tenant Bldg - Q2 2018

7-11 Headquarters

One Source Virtual

CoreLogic Headquarters

9111 CW Blvd - Multi-Tenant Building

Nationstar Mortgage HQ

BILLINGSLEY COMPANY

COMPANY

OVERVIEW

Billingsley Company is a locally-based development company specializing in master-planned communities. Our roots in this business begin with owning raw land. We develop communities with the integrity of long-term owners and the understanding of real estate trends and how they fit in our community. In the past decade we have built over 15 office buildings (2+ million SF), 2 million SF of industrial buildings, 3,600 apartments, and over 400,000 SF of retail. From One Arts Plaza anchoring the Arts District in the Dallas CBD, to headquarters for Pizza Inn, BeautiControl, and Orthofix at Austin Ranch, we pride ourselves on listening to our clients and giving them exactly what they need. We partner in creating life-enhancing communities.

Billingsley Company leads the commercial real estate development industry in customer satisfaction, on-time project completion, and below-budget management techniques.

MASTER-PLANNED COMMUNITIES

OFFICE

INDUSTRIAL

MULTI-FAMILY

RETAIL

BUILD TO SUIT

BILLINGSLEY COMPANY HEADQUARTERS — ONE ARTS PLAZA

CORE CAPABILITIES

1

QUALITY

We strive to achieve the highest quality benchmarks, each and every time.

2

MAXIMUM VALUE

Our value engineering process helps clients evaluate the various options that affect cost, image and value derived from potential design solutions

3

TRUST

It's not what we say, it's what we do. We earn our clients' trust by demonstrating our impeccable integrity every step of the way.

4

SPEED TO MARKET

Our knowledge and streamlined processes deliver outstanding work within required timelines.

5

CROSS-INDUSTRY TEAM BUILDING

We excel at orchestrating all the partners — including clients, architects, financial providers and construction crews — to complete projects successfully.

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BRINKER INTERNATIONAL
SIGNET JEWELERS
7-ELEVEN
NOKIA
CoreLogic
AMN Healthcare
mr. cooper
onesource VIRTUAL
Morgan Stanley
MeritageHomes
DEL FRISCO'S RESTAURANT GROUP
SMOOTHIE KING
TOYOTA FINANCIAL SERVICES
OCC

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