

LAS COLINAS HIGHLANDS

6191 N State Highway 161
Irving, Texas 75038



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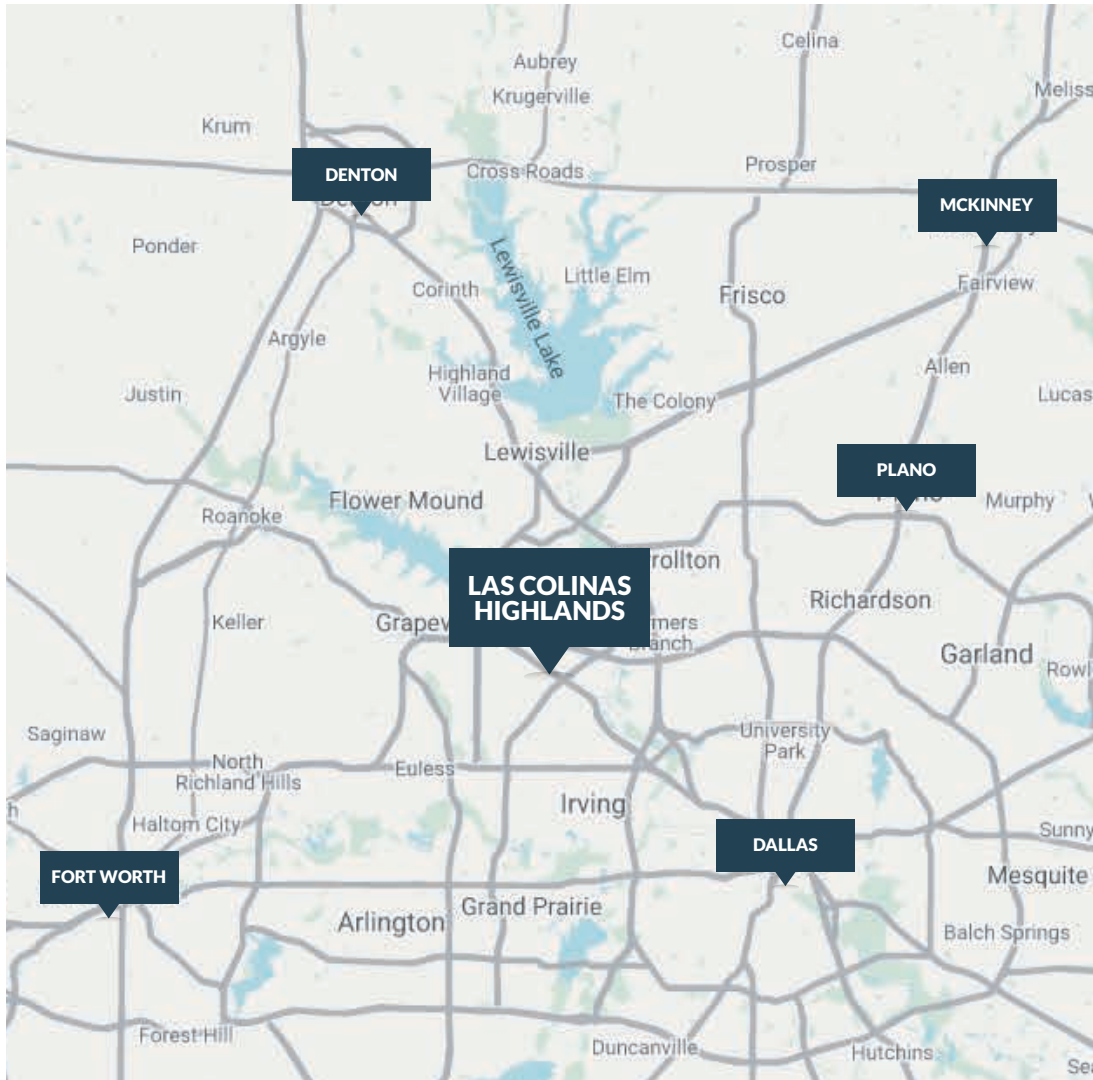
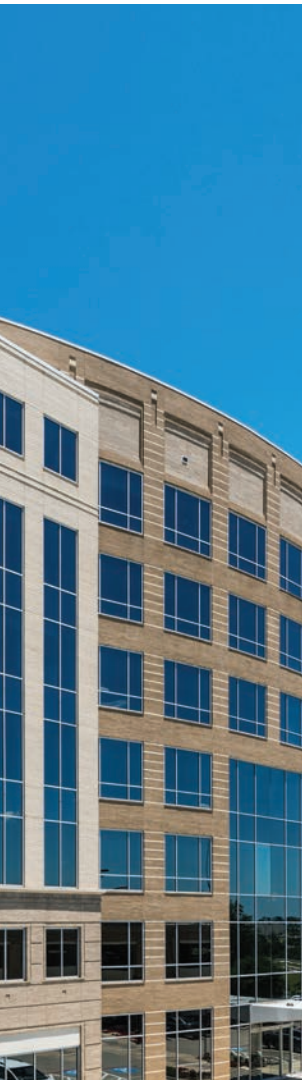
BUILDING HIGHLIGHTS

- Brand New Lobby - 2020
- **30,000 SF** highly efficient floor plates
- Signage available facing N State Highway 161
- Large conference/training room
- Fitness center with locker room & towel service

BUILDING SPECIFICATIONS

YEAR BUILT	2001
RBA	199,439 RSF
STORIES	7
TYPICAL FLOOR PLATE	29,942 RSF
PARKING RATIO	4/1,000
PASSENGER ELEVATOR S	4
ELEVATOR SPECS	Four (4) KONE Miprom ST 7-stop traction elevators service the office tower (3,500 lb. capacity, DIGITAL) One (1) Kone Miprom 3-stop hydraulic elevator services the garage (3,000 lb. capacity)
HVAC HOURS	Monday-Friday: 7am - 6pm, Saturday: 8am - 1pm
HVAC SPECS	One (1) Roof top cooling tower (Evapco) One (1) Air Handler per floor (McQuay) \$50/Hour/Floor
AMENITIES	Brand new fitness center with locker rooms, grab & go food service, common area conference room with capacity for over 100, Foodsby.com, and on-site 24/7 security.





IN PROXIMITY...

- 16 Miles to Downtown Dallas
- 26 Miles to Plano
- 27 Miles to Fort Worth
- 30 Miles to Denton
- 35 Miles to McKinney



CONFERENCE/MEETING ROOM



FITNESS CENTER



LOCKER ROOM



GRAB & GO FOOD SERVICE

FEATURES + AMENITIES

- Highly Efficient Floor Plates
- Grab & Go
- New Fitness Center with locker rooms
- New Common Area Conference Room
- Newly Renovated Floors and Restrooms
- On-Site Security

Tenants of Las Colinas Highlands can take advantage of the recently upgraded amenities, including a new fitness center, restrooms and common area. Recently updated, the space features bright, open layouts with modern design finishes. The convenience and attractive amenities of the office building add to the desirability of Las Colinas Highlands.



NEARBY AMENITIES

DFW AIRPORT | 6.4 MILES

DALLAS LOVE FIELD | 12.1 MILES

DART BELTLINE STATION | 1.1 MILES

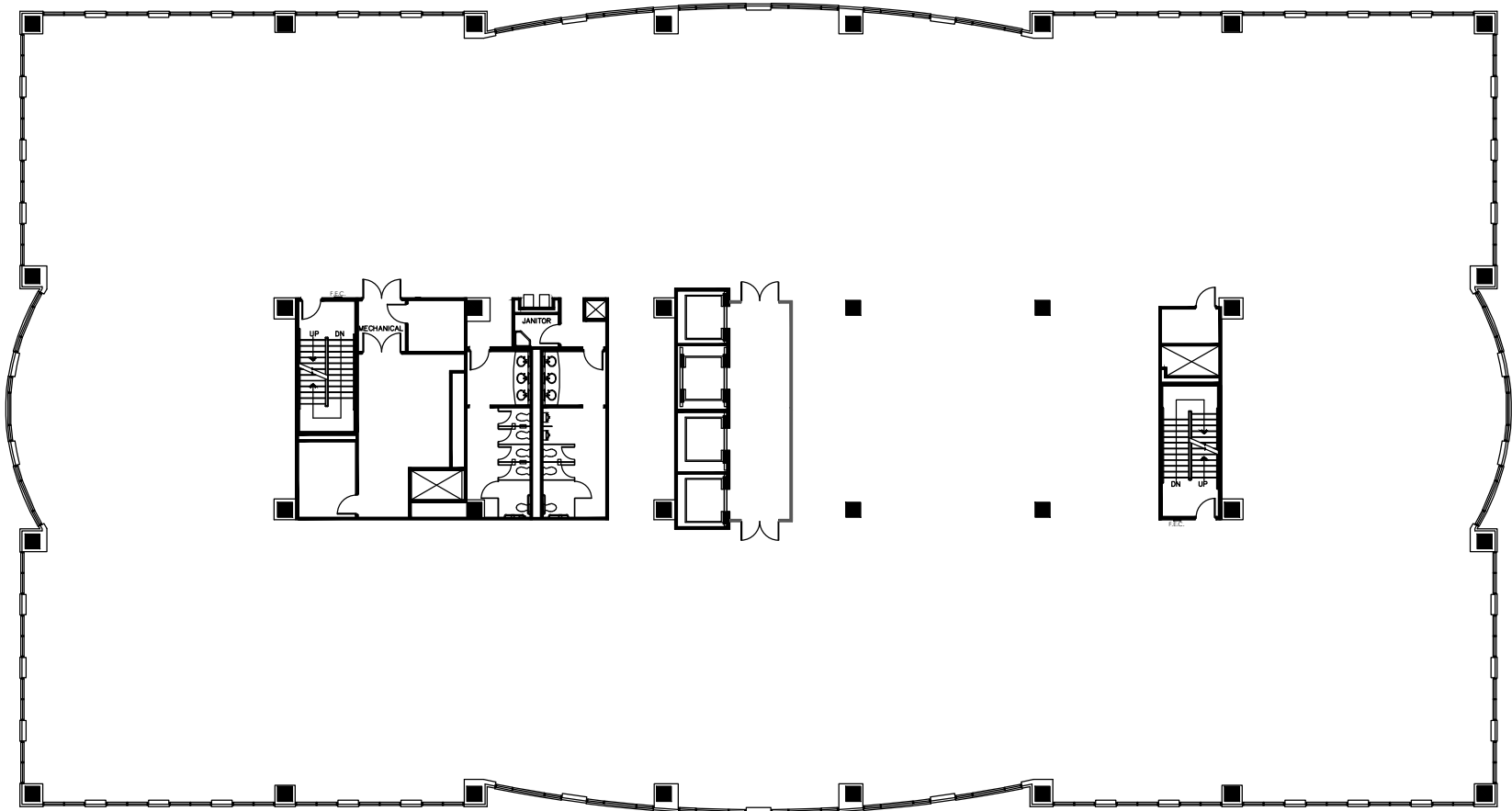
OVER 20 RESTAURANTS | WITHIN 5 MILES

OVER 10 GOLF COURSES | WITHIN 10 MILES

OVER 20 HOTELS | WITHIN 10 MILES

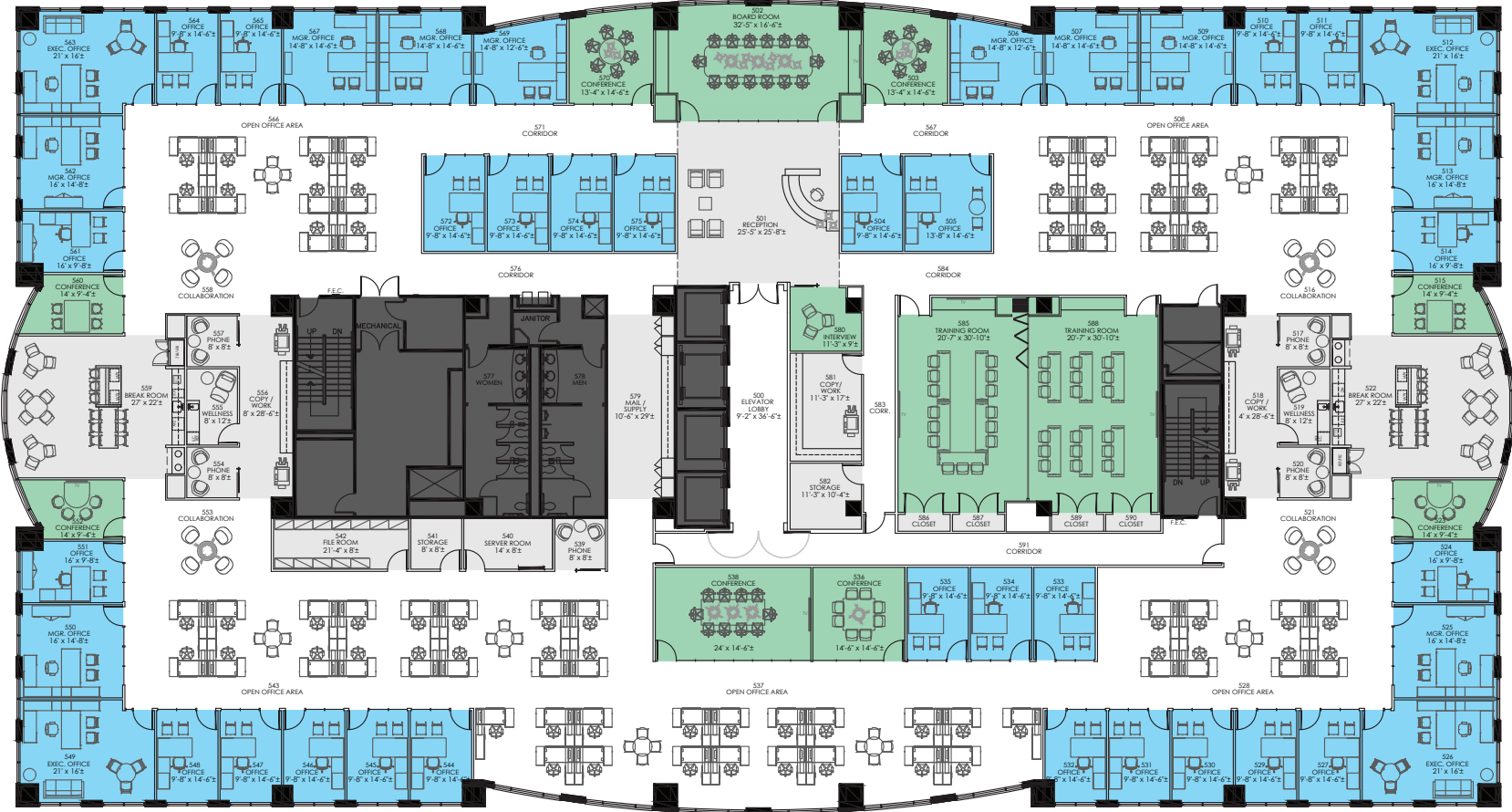


TYPICAL FULL FLOOR PLAN



Office suites are available ranging in size from 1,500 RSF up to **30,000 RSF**.
The efficient floor plates, Class A finishes and floor to ceiling windows combine
to make Las Colinas Highlands an ideal atmosphere for businesses and employees.

FULL FLOOR HYPOTHETICAL PLAN | 29,954 RSF



Offices - 41

Conference/Meeting

Workstations - 68

Ancillary





Contact a Leasing Partner:

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