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ELC

LAS COLINAS, TX

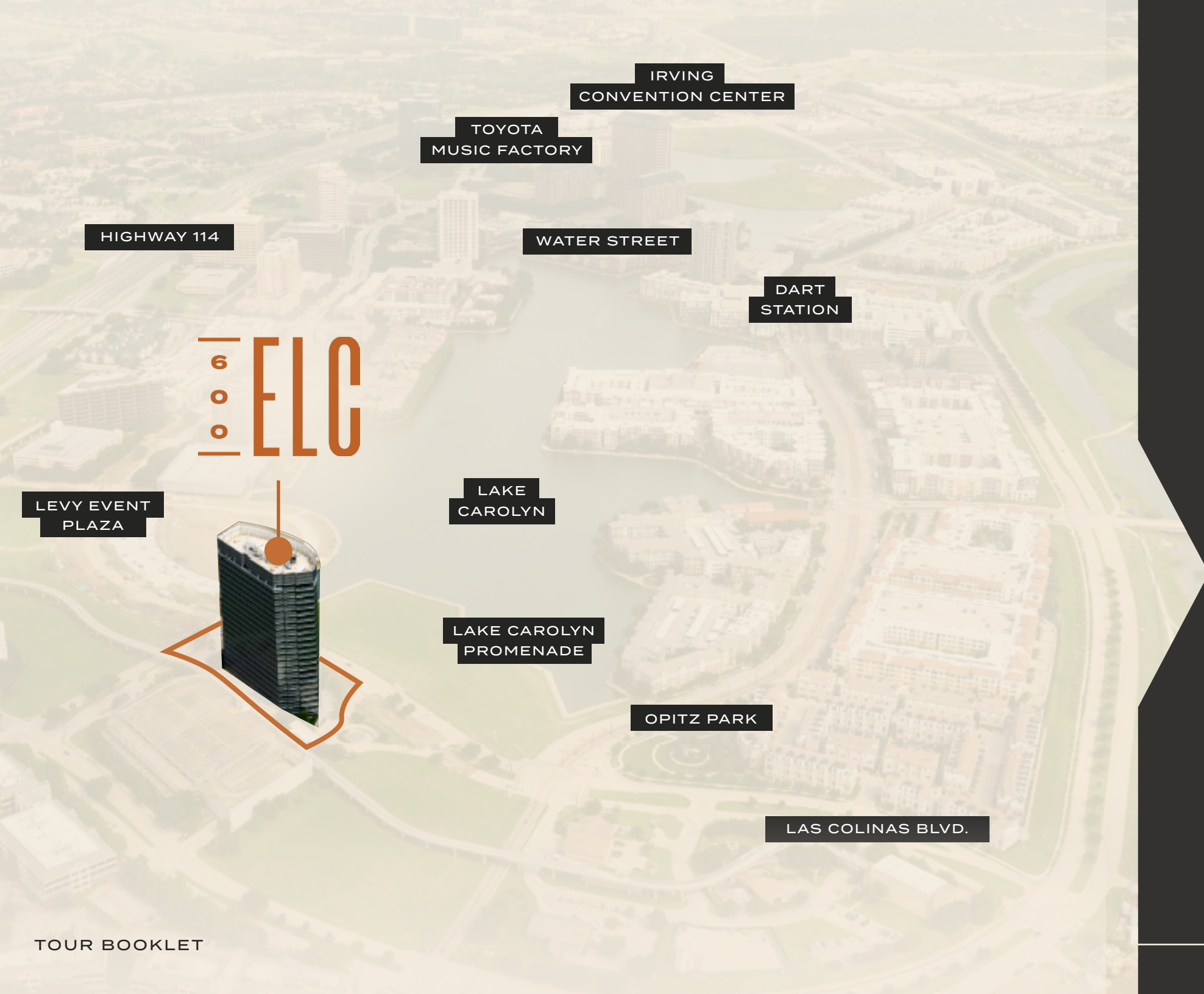
CLASS A DEVELOPMENT

Enjoy picturesque views of Lake Carolyn and the Las Colinas Urban Center from this 550,000 s.f., Class A, 22 story tower. The building is close to both DFW Airport and Love Field. The main lobby is being fully renovated and boasts new amenities including a spectacular new fitness center with locker rooms and showers, an 84-person conference center and a full-service café. 600 ELC includes a five-story parking garage with a parking ratio of 3:1,000 and is close to many walking trails, the Levy Events Plaza and Park and the Toyota Music Factory.



CURRENT FEATURES

- 550,000 s.f.
- Covered, Structured Parking
- 3:1,000 Parking Ratio
- Walking Trails
- View of Lake Carolyn
- Driving Distance to Airports
- Las Colinas Entertainment
- Nearby Hotels



6 ELC

IRVING
CONVENTION CENTER

TOYOTA
MUSIC FACTORY

HIGHWAY 114

WATER STREET

DART
STATION

LAKE
CAROLYN

LAKE CAROLYN
PROMENADE

OPITZ PARK

LAS COLINAS BLVD.

LEVY EVENT
PLAZA

LOCATION AND ACCESS

LAS COLINAS AREA

TOYOTA MUSIC FACTORY AMENITIES

Bar Louie
Blaze Brazilian Steak House
The Blue Fish
Claudi B's
Gloria's Latin Cuisine
The Green Gator
Grimaldi's Pizzeria
Kitchen 101
Mama Tried
Mercy Bar & Lounge
Pacheco Taco Bar
Pop Factory
Reservoir
The Pavilion
Alamo Drafthouse Cinema
Stumpy's Hatchet House
TCBY
Thirsty Lion Gastropub
Yard House
Texas Lottery Plaza
Freshii
Rayleigh Underground
Nosh & Bottle
Toyota Lounge

GABLES WATER STREET AMENITIES

Hugo's Invitados
Pax & Beneficia
Cork and Pig Tavern
Creamistry
Go Fish Pole
The Ginger Man
Alamo Draft House

HOTELS

The Las Colinas Resort
Omni Mandalay
Marriott
Holiday Inn Express
Homewood Suites
Hyatt Place
Aloft
Element
Hampton Inn

SURROUNDING DFW AREA

DFW AIRPORT

10 Minutes

LOVE FIELD AIRPORT

15 Minutes

TOYOTA MUSIC FACTORY

2 Minutes

THE RITZ CARLTON

2 Minutes

CONVENTION CENTER

2 Minutes

PARKS & PLAY

Championship Golf Courses
Water Activities on Lake Carolyn
43 Parks
20+ Miles of Hiking and Biking Trails
Mandalay Canal Walk
Lake Carolyn

CULTURE

Irving Convention Center
Toyota Music Factory
Water Street
Mustangs of Las Colinas
Heritage Crossing District
Irving Arts Center
Las Colinas Symphony Orchestra



RENOVATIONS

QUARTER 4, 2023

SIX HUNDRED
AND SIXTY
FOUR

RENOVATIONS

QUARTER 3 & 4, 2023



AN ENVIRONMENT OF RELAXED COLLABORATION



RENOVATIONS

The design of the renovations activate a spirit of relaxed collaboration, welcoming tenants and visitors alike. The new Fitness Center is finished and in full operation, with all other renovations on schedule for completion in Q3 and Q4 of 2023. We will begin the new year with our full inventory of new features and amenities.

MECHANICAL UPGRADES

- Modernized Elevators
- New Energy Management System and Controls
- New Chillers and Upgraded HVAC
- New LED Lighting in Garage

RENOVATIONS

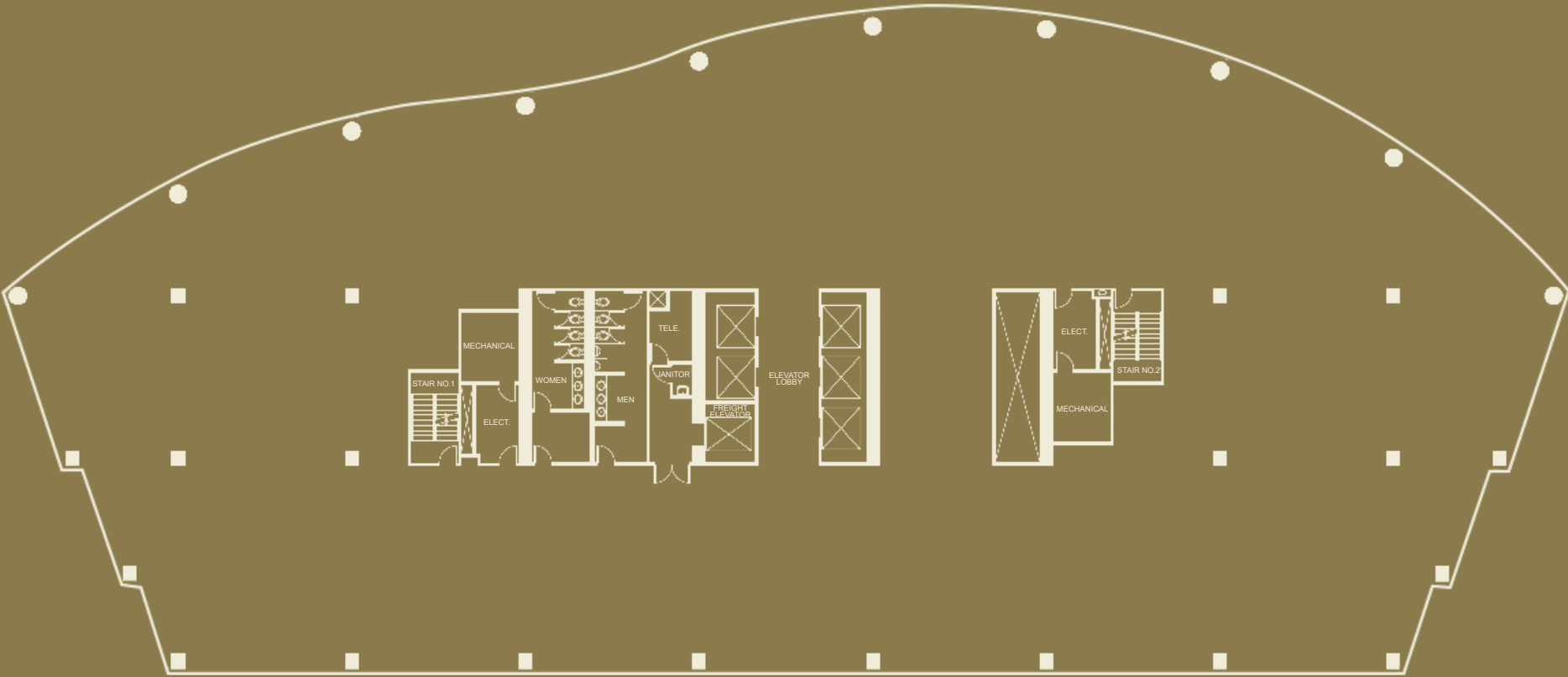
NEW AMENITIES

- Full-Service Café
- Conference Facility
- New Fitness Center
- Exercise Classes
- Peloton Bikes and Fitness Mirrors
- Yoga Studio
- Locker Rooms and Showers
- Tenant Lounge
- Pool Table and Seating Areas
- Wine Bar
- Valet Dry Cleaning
- LunchDrop Food Delivery Service
- Mobile Car Wash Service
- Complimentary WiFi in Common Areas
- Tenant Communication APP



TYPICAL FLOOR PLAN

TYPICAL FLOOR PLAN 25,500 RSF



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