



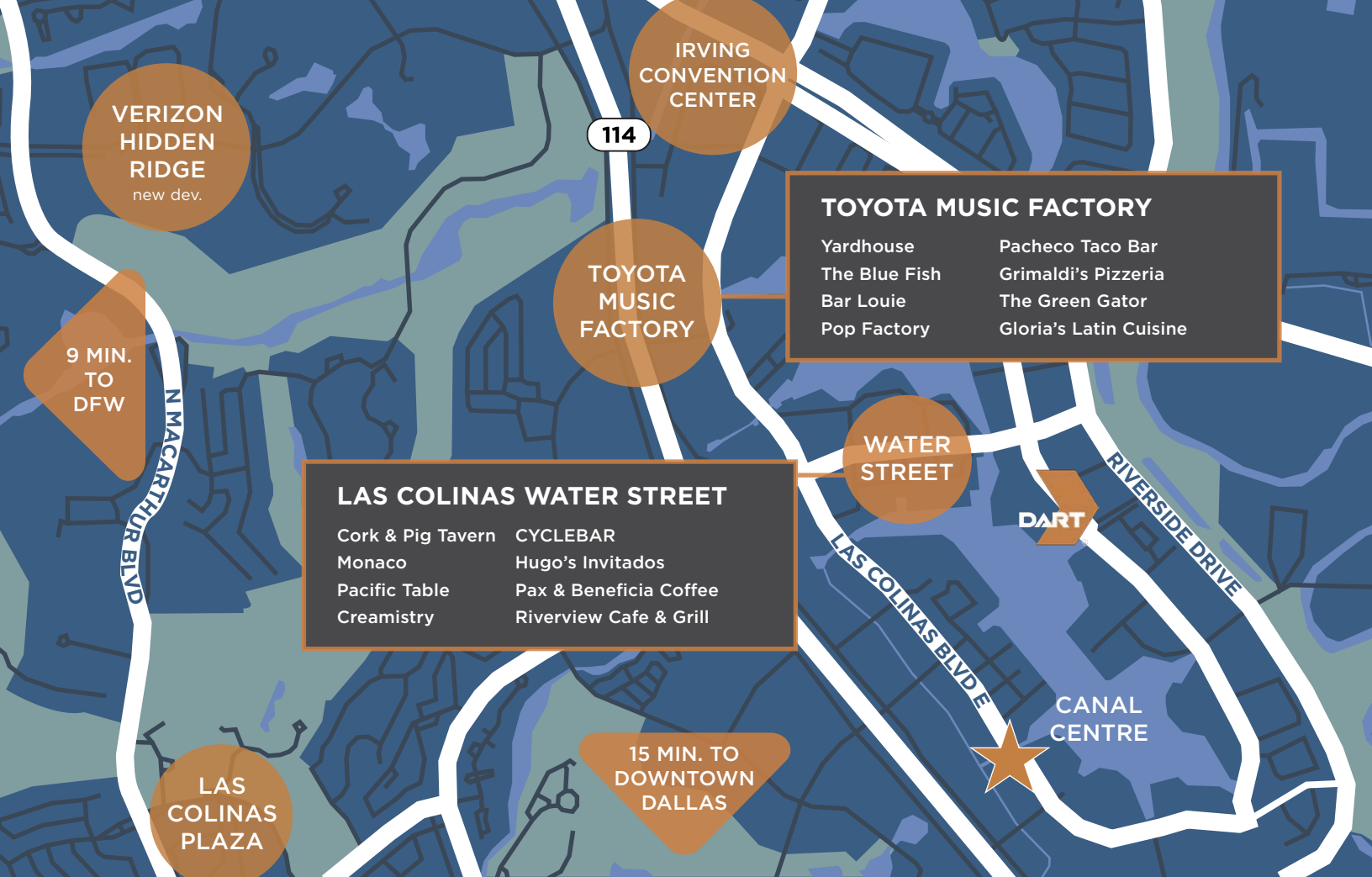
CANAL CENTRE

240,000 SF OFFICE TOWER | 400 E. LAS COLINAS BOULEVARD, IRVING, TEXAS 75039

FULLY AMENITIZED INSIDE & OUT

New Lounge and Fiction Coffee Coming Summer 2023
Conference Center | Full-Service Deli | State-of-the-Art Fitness Center
24/7 Security Services | Structured Garage Parking





location

MEET YOUR NEIGHBORS

Irving is known for its diverse community, rich cultural heritage, and thriving business district. It is home to global headquarters of ten Fortune 500 Companies, four Fortune 1000 Companies, and more than 100 foreign-owned companies.

McKesson Corporation | Pioneer Natural Resources | Kimberly-Clark | NEC Corporation | Exxon Mobil | Nokia, Inc. Microsoft | Verizon | CitiGroup | Fluor Corporation | Allstate Insurance | Caterpillar | Celanese



McKesson Corporation HQ



Hidden Ridge



Microsoft HQ

amenities

155+ RESTAURANTS, SHOPS, HOTELS AND GYMS

Canal Centre is located in the heart of the Las Colinas Urban Center and is a quick walk to both Water Street and the Toyota Music Factory entertainment hub complete with national and global restaurants, bars, shops, hotels, fitness facilities, and entertainment venues for concert and movie-goers alike.

WHERE TO EAT + DRINK



The Las Colinas Resort



Hugo's Invitados



Water Street

WHERE TO STAY





overview

CANAL CENTRE

Canal Centre is a 10-story, 240,000 SF modernized office tower in the heart of the Las Colinas Urban Center. Easily accessible visitor parking and a 3.7:1,000 fully structured and connected parking deck make coming and going a breeze. Canal Centre offers direct access to the Lake Carolyn Canal and its 7+ miles of running and walking trails.

In addition, Common Desk is coming to Canal Centre in 2023. Common Desk is a coworking concept offering flexible workspace options and individual / team offices and suites.

TYPE Class A Office | **BUILDING AREA** 240,000 SF | **10 STORY**

FLOOR PLATES 25,000 SF | **PARKING** 3.7:1,000



