

# LAKE SIDE

INTERNATIONAL OFFICE CENTER II



787 International Parkway  
Flower Mound, TX 75022

Jones Lang LaSalle Brokerage, Inc.



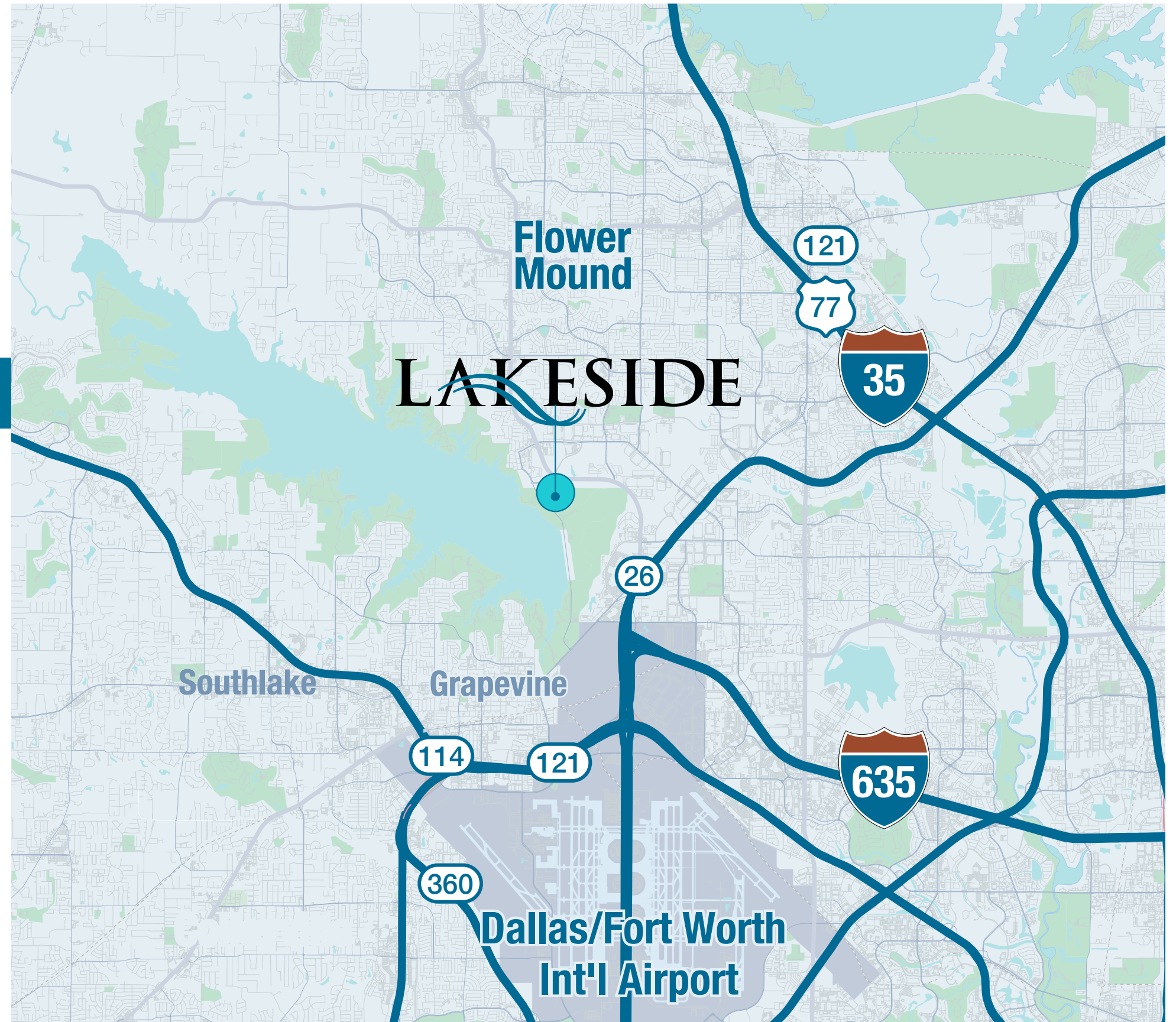
REALTY  
CAPITAL



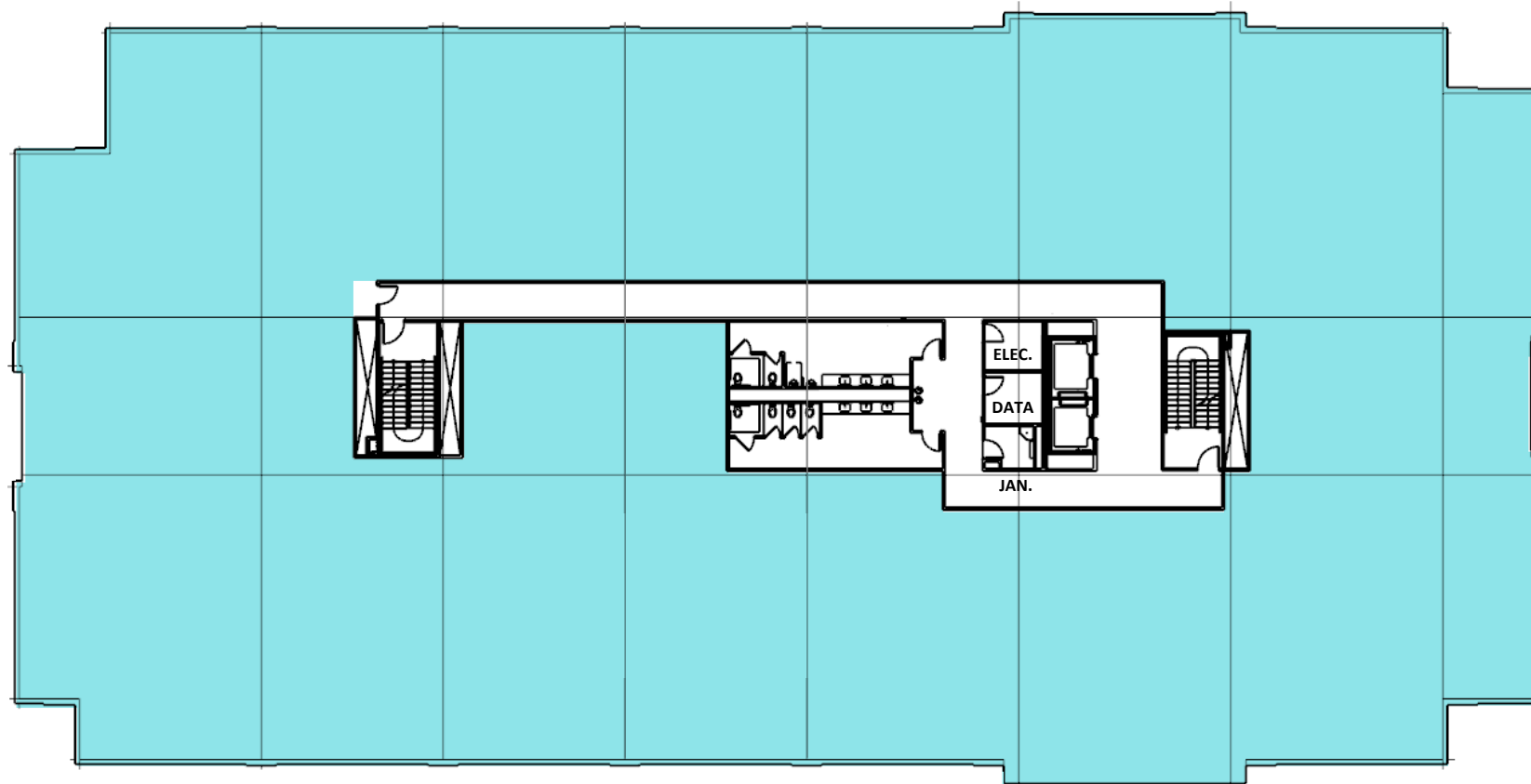
- Phase II of the highly sought after Lakeside International Office Center will continue to attract corporate users to Flower Mound.
- Centrally located between Dallas and Fort Worth with quick access to six major highways.
- 5 minutes to DFW International Airport.
- Employees can live anywhere with an easy commute.
- Excellent exposure to 60,000+ vehicles per day.

LOCATION	MINUTES
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DOWNTOWN DALLAS	30
FORT WORTH	30
DFW INTERNATIONAL AIRPORT	5
FRISCO	25
LEGACY/PLANO	20
ADDISON AIRPORT	24
LAS COLINAS	14
AT&T STADIUM	28



# Typical Floor Plate



## LAKESIDE INTERNATIONAL OFFICE CENTER II

- 4-Story Class A Office Building
- 123,153 SF Total
- 30,064 SF Floor Plate
- 2,897 SF Lobby including Tenant Lounge
- 492 Garage Parking Spaces (Ratio 4 / 1,000 SF)
- 1/2 Acre Green Space



# In the Neighborhood

Lakeside International Office Center is in direct proximity to the master-planned urban-style development of Lakeside.

The Office Center's connectivity to Lakeside through a trail system and boardwalk allows employees to enjoy the convenience of living within walking distance of work as well as restaurants, shops, entertainment venues and neighborhood services.



# LAKESIDE | MASTER-PLANNED, URBAN STYLE DEVELOPMENT

- Residential options within Lakeside can meet the needs of executives and employees with beautiful single-family homes, townhomes, villas and luxury apartments.
- Exemplary rated schools.
- Parks including 3.5 acre dog park.
- Boardwalk and Trail System.



SINGLE FAMILY HOMES



MEDITERRANEAN VILLAS



LUXURY APARTMENTS



SUNSET POINT



BOARDWALK

# LAKESIDE | MASTER-PLANNED, URBAN STYLE DEVELOPMENT

- The Shops at Lakeside - home to 5 of the top 10 restaurants in Flower Mound.
- Live music in the plaza.
- Sunset Point - a 6,000 SF deck overlooking the lake.
- Access to North Shore Trail for hiking and biking.
- Minutes to Grapevine Golf Club and Cowboys Championship Golf Course.
- Minutes to Silver Lake Marina for boating and lake activities.
- Lakeside Village - lake view restaurants, amphitheater, wedding chapel, boutique hotel, luxury high-rise living.



COWBOYS CHAMPIONSHIP GOLF COURSE



LAKESIDE MUSIC SERIES



LAKESIDEVILLAGE.COM



NORTH SHORE TRAIL



SUNSET YOGA



# Leasing Information.

DARYL MULLIN, CCIM  
214 438 6388  
daryl.mullin@am.jll.com

LAUREN HALSTEDT  
214 438 6155  
lauren.halstedt@am.jll.com

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