



400 E. Las Colinas Blvd. | Irving, TX 75039

OVERVIEW

Canal Centre, a 10-story, Class A office building with first-class amenities in the heart of the Las Colinas Urban Center, provides your company with a clear advantage in today's competitive business environment. Top international conglomerates, national corporations, and elite local enterprises enjoy an edge in attracting and retaining top talent thanks to Canal Centre's live-work-play atmosphere. Virtual and physical connectivity ensure your enterprise is ready to tackle immediate and future challenges. Enjoy multiple high-speed internet providers, dual power feeds, two international airports within 15 minutes, and access to the world's largest light-rail system.

FEATURES

- Next-Level Spec Suites Available for Immediate Occupancy
- Newly Refinished Conference Center, Wi-Fi Café, and Fitness Facility
- 100% Garage Parking Directly Connected to the Building Lobby
- Live-Work-Play Atmosphere Within Walkable Proximity to Retail, Restaurants, and Apartment Communities
- Onsite Professional Property Management, Engineering Team, and 24/7 Security Guard



METROPLEX LOCATION

CANAL CENTRE



LIVE

20+ APARTMENTS

Olympus Las Colinas Luxury Apartments
 AMLI Champion Trail
 IMT Lakeshore Lofts
 Jefferson LasCo
 Lakeside Urban Center

WORK

7+ HOTELS

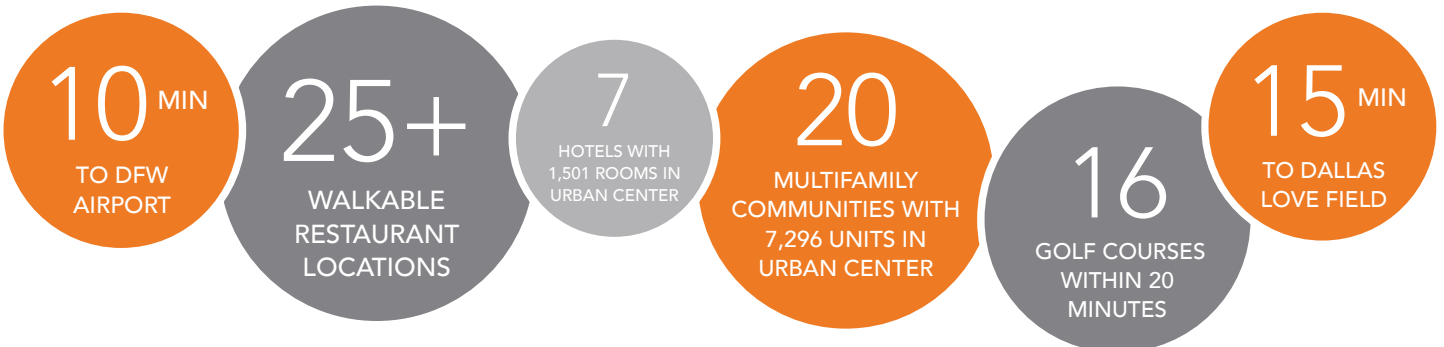
Westin Irving Convention Center
 Texican Court
 Omni Mandalay Hotel
 Four Seasons Resort & Club
 Dallas Marriott Las Colinas

PLAY

FOOD & FUN

Toyota Music Factory
 Las Colinas Convention Center
 Gables Water Street Retail
 Alamo Drafthouse
 Sambuca
 Boi Na Braza
 Yard House

NEIGHBORING AMENITIES





IMMEDIATE AVAILABILITY

SUITE	FLOOR	RSF
100	1	7,668
260	2	1,661
210	2	2,507
220	2	2,932
270	2	3,826
200	2	4,015
240	2	6,293
550	5	5,013
610	6	3,542
620	6	4,093
1080	10	4,003

**NEW
SPEC
SUITES**

**BUILD-TO-SUIT
OPTIONS**

**CLASS A
FINISHES WITH
EXCEPTIONAL
VIEWS**

25K

SQ/FT FLOOR
PLATES UP TO
4 AVAILABLE

OFFICE SPACE
AVAILABILITY

CANAL CENTRE



LAS COLINAS
CLASS A
BUILDING



BUILDING FACTS

CANAL CENTRE

400 E. Las Colinas Blvd.
Irving, TX 75039

PROPERTY MANAGEMENT

Blair Miller, Property Manager

469.718.7852 | bmiller@pelotoncre.com

Colby Lowe, Assistant Property Manager

469.718.7853 | clowe@pelotoncre.com



YEAR BUILT / RENOVATED

- 1982 / 2014
- Additional Capital Improvements Scheduled

LANDLORD

- Canal Centre Investors, LLC

BUILDING AMENITIES

- Building Conference Center
- Fitness Center
- Wifi Café
- Onsite Property Management and Building Engineering
- 24/7 Security Guard Service
- Walkable to Numerous Dining and Shopping Options
- Dual Feed Electric

BUILDING AREA

- 237,692 RSF

BUILDING FLOOR PLATE

- 25,000 RSF

COMMON AREA FACTOR

- 18.18%

NUMBER OF FLOORS / ELEVATORS

- 10 / 5 (Plus 2 Parking Garage Elevators)

PARKING

- 3.7/ 1,000 RSF
- 100% Structured Parking
- Reserved Parking Available at \$75/Month

BUILDING HOURS

- Monday-Friday 7:00 AM-6:00 PM
- Saturday 8:00 AM-3:00 PM
- Closed Sunday
- Access Card Only After Hours

BUILDING SECURITY

- Onsite Security Guard 24/7

2019 ESTIMATED EXPENSES

- Electricity: \$1.43/RSF
- Operating Expenses: \$5.59/RSF
- Real Estate Taxes: \$6.86/RSF

CEILING HEIGHT

- Floors 1-9 Measure 8' 6"
- Floor 10 Measure 9' 6"

BUILDING HVAC

- Complete Building Energy Management System (EMS)

LIFE/FIRE SAFETY

- Monitored Fire Control System With Overhead Fire Sprinkler System for Fire Suppression

DATA & TELECOM PROVIDERS

- Time Warner Cable Business Class
- AT&T
- Verizon
- Level 3 Communication