

# CORPORATE CROSSING @ Waters Ridge

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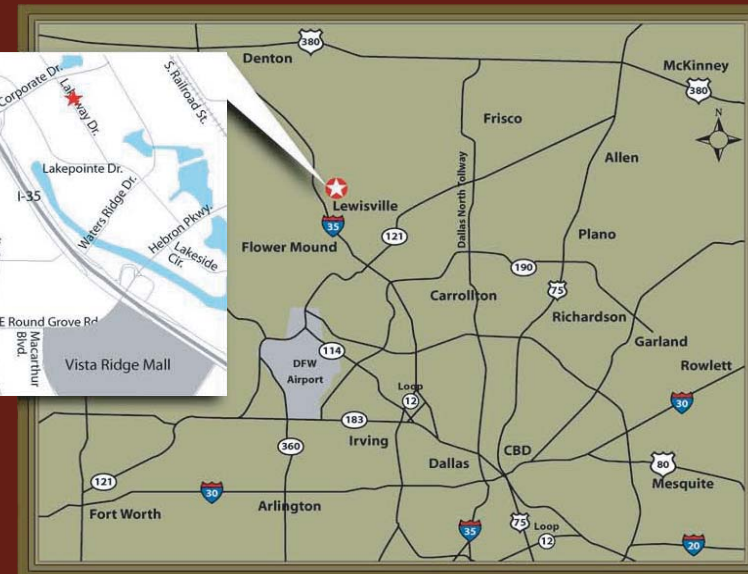
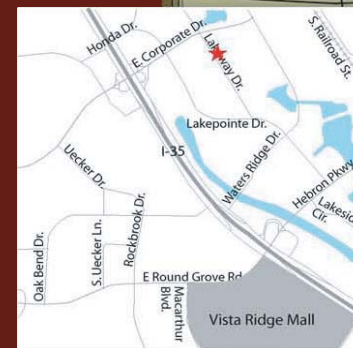
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## PREMIER LOCATION

- Located within Waters Ridge Business Park on Corporate Drive
- Excellent accessibility via SH 121, I-35 E and SH190
- Close proximity to Vista Ridge Mall and numerous restaurants, hotels, and retail
- Convenient to D/FW International Airport (7 miles)



## BUILDING DATA

### 510 E. CORPORATE DRIVE

BUILDING SIZE: 37,654 SF  
 AVAILABLE SPACE: 30,116 SF  
 PARKING RATIO: 4.09/1,000 SF  
 CLEAR HEIGHT: 16'  
 LOADING: GRADE LEVEL

### 520 E. CORPORATE DRIVE

BUILDING SIZE: 40,000 SF  
 AVAILABLE SPACE: 23,017 SF  
 PARKING RATIO: 4.00/1,000 SF  
 CLEAR HEIGHT: 16'  
 LOADING: GRADE LEVEL & DOCK HIGH

### 530 E. CORPORATE DRIVE

BUILDING SIZE: 31,538 SF  
 AVAILABLE SPACE: 6,141 SF  
 PARKING RATIO: 4.12/1,000 SF  
 CLEAR HEIGHT: 16'  
 LOADING: GRADE LEVEL

### 1826 LAKEWAY DRIVE

BUILDING SIZE: 12,000 SF/SOLD

### 1830 LAKEWAY DRIVE

BUILDING SIZE: 15,000 SF/SOLD



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### TOTAL PROJECT DATA

BUILDING SIZE:	136,192 SF
LAND AREA:	11.59 ACRES
SITE COVERAGE:	27.09 %
PARKING SPACES:	582 SPACES
PARKING RATIO:	4.27 / 1,000 SF

