



RIVERSIDE COMMONS

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PROPERTY HIGHLIGHTS

Class A, 6-Building Office Complex

468,347 Total RSF

2-Level Parking Garage and Surface Parking

State-of-the-Art Fitness Center with Locker Rooms

Full-Service Café

Conference Rooms

Newly Renovated Lobbies

On-Site Property Management

24/7 Security

Immediate Access to Highway 114

DART Orange Line and Area Transit Nearby

Minutes away from Toyota Music Factory & Water Street

Adjacent to Lake Carolyn



4 5010
RIVERSIDE DR

5 5000
RIVERSIDE DR

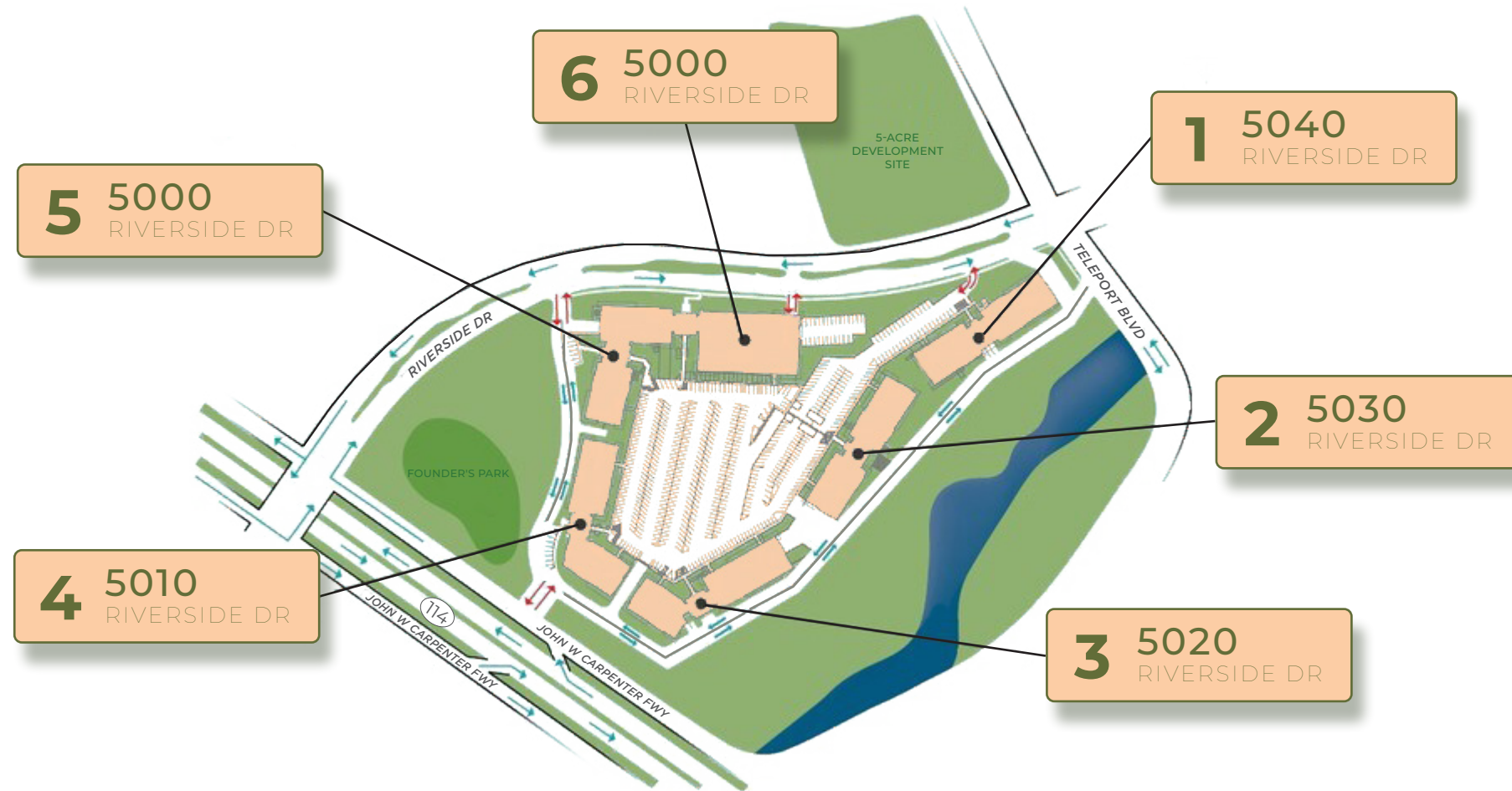
6 5000
RIVERSIDE DR

1 5040
RIVERSIDE DR

2 5030
RIVERSIDE DR

3 5020
RIVERSIDE DR

SITE PLAN



TOTAL RSF
468,347 RSF

SITE SIZE
18 ACRES

PARKING RATIO
3.5/1,000

1 5040 RIVERSIDE DR
102,232 RSF
4 STORIES

2 5030 RIVERSIDE DR
69,117 RSF
3 STORIES

3 5020 RIVERSIDE DR
91,510 RSF
4 STORIES

4 5010 RIVERSIDE DR
69,904 RSF
3 STORIES

5 5000 RIVERSIDE DR
48,428 RSF
3 STORIES

6 5000 RIVERSIDE DR
87,156 RSF
3 STORIES



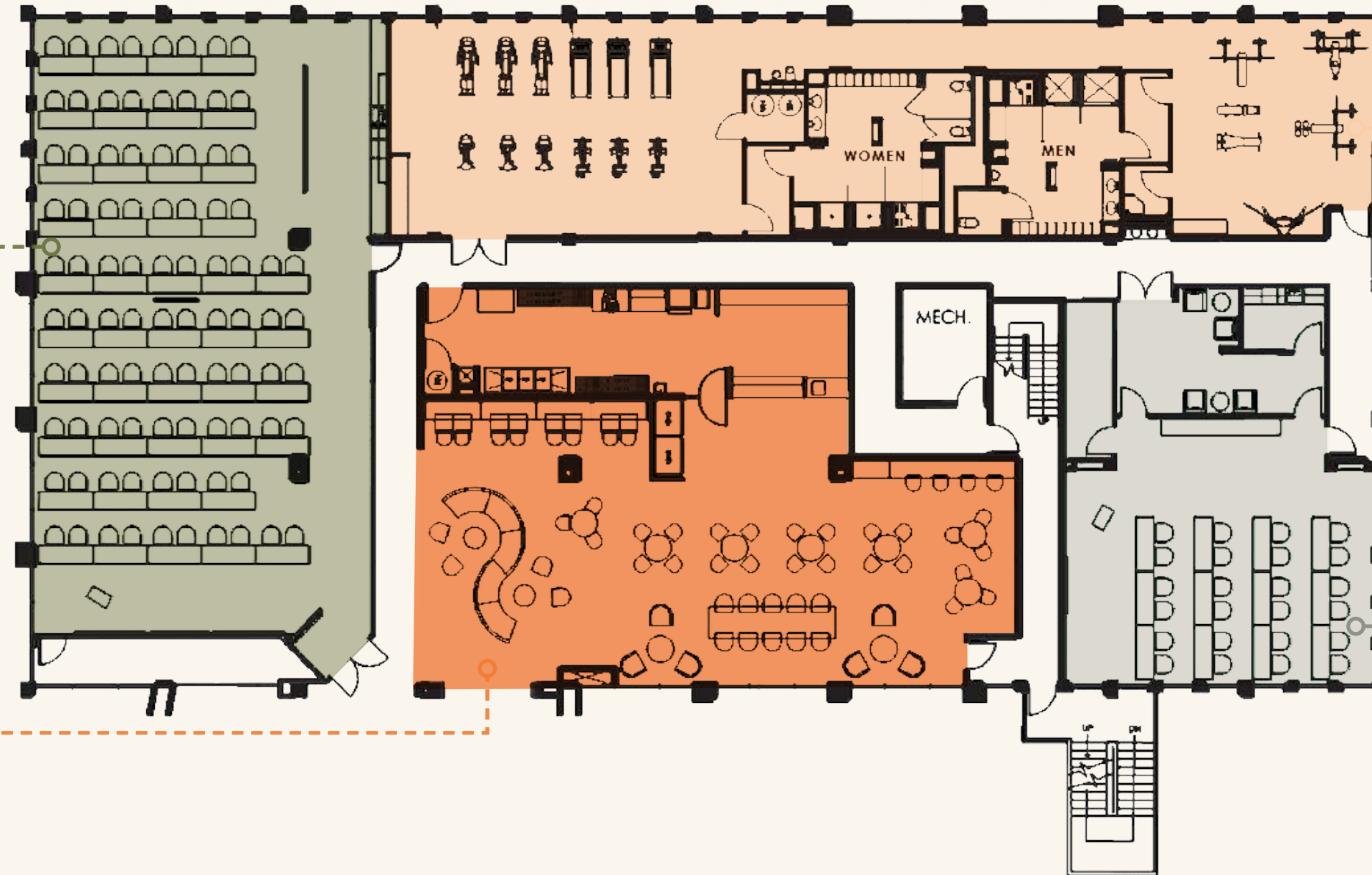
ON-SITE AMENITIES

LOCATED IN BUILDING 3

CONFERENCE CENTER I
3,500 SF | 80 SEATS



CAFÉ
3,200 SF



FITNESS CENTER/LOCKER ROOMS
3,300 SF



CONFERENCE CENTER II
1,800 SF | 25 SEATS



LOCATION

FOOD + DRINKS

- Bar Louie
- Bruncheon
- Cork & Pig Tavern
- Creamistry
- Drizzle Cheesecake
- Gloria's Latin Cuisine
- Go Fish Poke
- Grimaldi's Brick Oven Pizzeria
- Jaxon Texas Kitchen
- Kitchen 101
- Mama Tried
- Monaco
- Nirvana Lounge
- Pacheo Taco Bar
- Pacific Table
- Pax & Beneficia Coffee
- Pistil Cocktail Lounge
- Pop Factory
- Reservoir
- Sanjh Restaurant
- Shoals Smokehouse
- TCBY
- The Constellation Club
- The Ginger Man
- Thirsty Lion Gastropub & Grill
- Two Mules Cantina
- Yard House

ENTERTAINMENT + ATTRACTIONS

- Alamo Drafthouse Cinema
- Bird's Fort Trail Park
- California Crossing Park
- Campion Trail
- Cottonwood Valley Golf Course
- Elm Fork Shooting Sports
- Irving Convention Center
- Lake Carolyn
- Las Colinas Country Club
- Luna Vista Golf Course
- Mandalay Canal Walk
- Mustangs of Las Colinas Sculpture and Museum
- The Nelson Golf & Sports Club
- The Pavilion at Toyota Music Factory
- The Rayleigh Underground
- TPC Las Colinas

HOTELS

- Aloft
- Homewood Suites by Hilton
- Hotel Indigo Irving-Las Colinas
- Marriott
- Omni Las Colinas
- Texican Court, Valencia Hotel
- The Ritz-Carlton Dallas, Las Colinas
- The Westin Irving Convention Center



CONNECTIVITY

5^{MIN}
TOYOTA MUSIC FACTORY

5^{MIN}
WATER STREET

5^{MIN}
IRVING CONVENTION CENTER

15^{MIN}
DALLAS LOVE FIELD AIRPORT

16^{MIN}
DFW INTERNATIONAL AIRPORT

17^{MIN}
DALLAS CBD

24^{MIN}
ADDISON AIRPORT

25^{MIN}
UNIVERSITY PARK

30^{MIN}
PLANO/LEGACY

34^{MIN}
FORT WORTH CBD

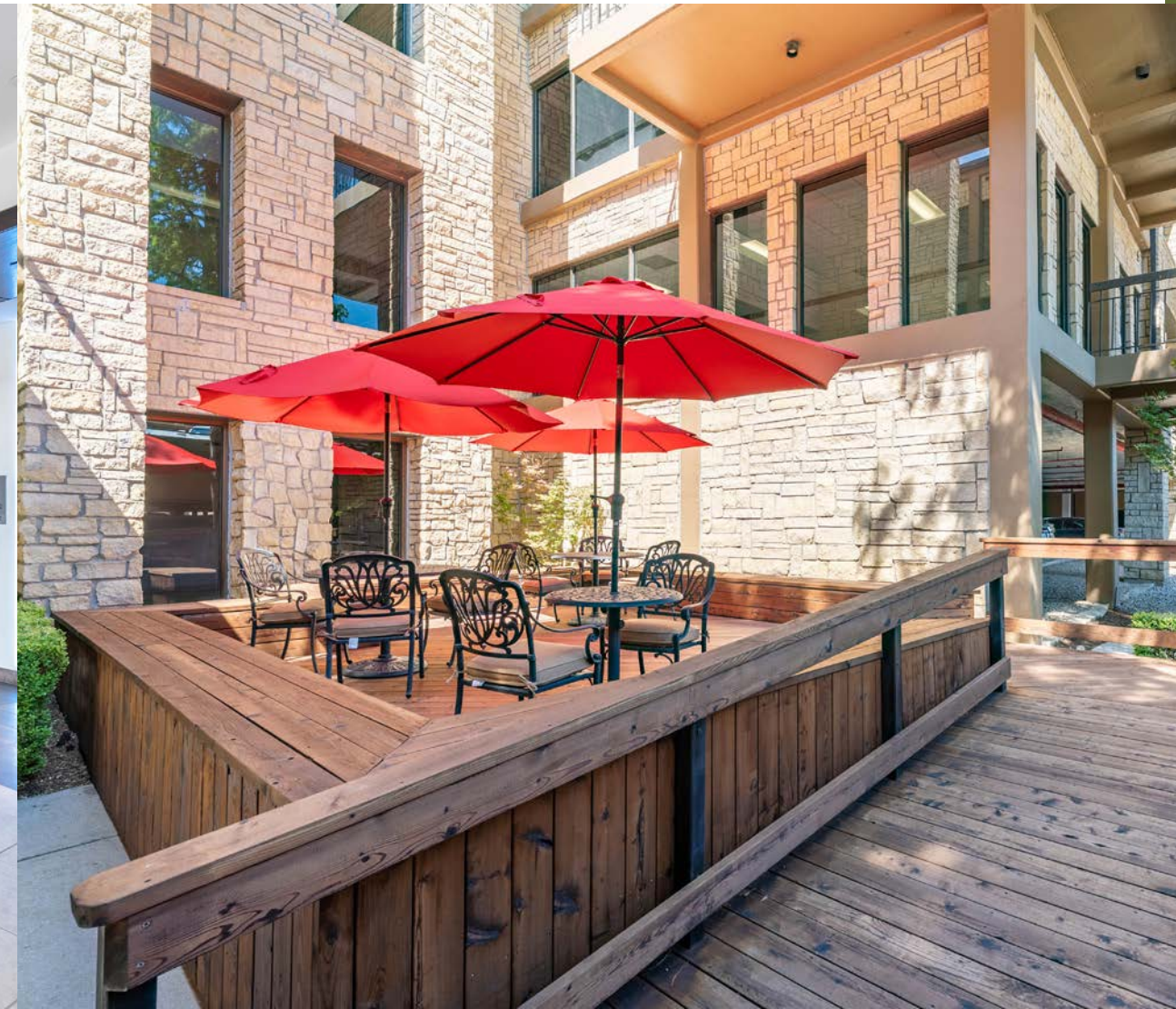


INFRASTRUCTURE

BUILDING	ELECTRICAL	GENERATOR BACK-UP	UPS	HVAC	FIBER PROVIDERS	CEILING HEIGHT
1	2 - 1,500 KVA	1 - 350 KW	N/A	250 TONS	AT&T, LOGIX, SPRINT	9 FEET
2	500 KVA	N/A	N/A	190 TONS	AT&T, CENTURY LINK, LOGIX, VERIZON	9 FEET
3	750 KVA	1 - 215 KW	N/A	350 TONS	AT&T, LOGIX, SPECTRUM (TW-SPECTRUM-CHARTER CABLE)	9 FEET
4	750 KVA	N/A	N/A	300 TONS	AT&T, CENTURY LINK, LOGIX, SPECTRUM, VERIZON (TW-SPECTRUM-CHARTER CABLE)	9 FEET
5	750 KVA	N/A	N/A	257.5 TONS	AT&T, ALPHEUS, LOGIX, SPECTRUM (TW-SPECTRUM-CHARTER CABLE)	9 FEET
6	1,000 KVA	N/A	N/A	367.5 TONS	AT&T, CENTURY LINK, LOGIX, VERIZON (TW-SPECTRUM-CHARTER CABLE)	9 FEET



PATIO SEATING



RENOVATED LOBBIES

CAFÉ



CONFERENCE ROOMS

LOCKER ROOMS



FITNESS CENTER

SPEC SUITES





WHITEBOX SPACES



RIVERSIDE COMMONS

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