



INTERNATIONAL BUSINESS PARK

ibptexas.com

4000 INTERNATIONAL PARKWAY CARROLLTON, TX 75007

BUILDING SPECIFICS

- Three stories
- 154,298 Total SF
- 51,400 SF Floor Plates
- 6:1,000 Parking Ratio
- 19 covered parking spaces
- 8 motor court parking spaces
- 30' Bay Depth
- 10' Ceiling Height
- Floor to Ceiling Dual Pane Glass
- 15' Floor to Floor
- 24-hour tenant controlled HVAC
- Self-contained restrooms
- Dual feed electricity from two substations
- Multi Tenant Factor 14.5%
- Single Tenant Factor 6%

AMENITIES

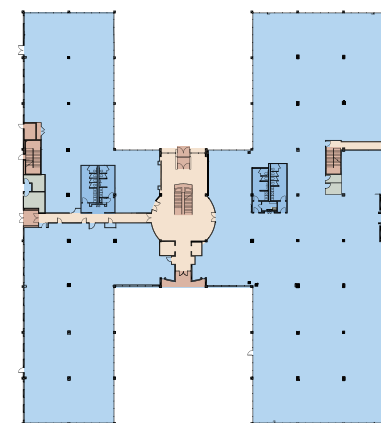
- Immediate access to Dallas North Tollway and George Bush Turnpike
- LA Fitness and several restaurants within walking distance
- On-site property management and maintenance
- Artwork and sculpture gardens
- Multiple parks with water features
- Outdoor grills and picnic areas
- 24x7 courtesy patrol
- Committed to energy conservation, sustainability and recycling

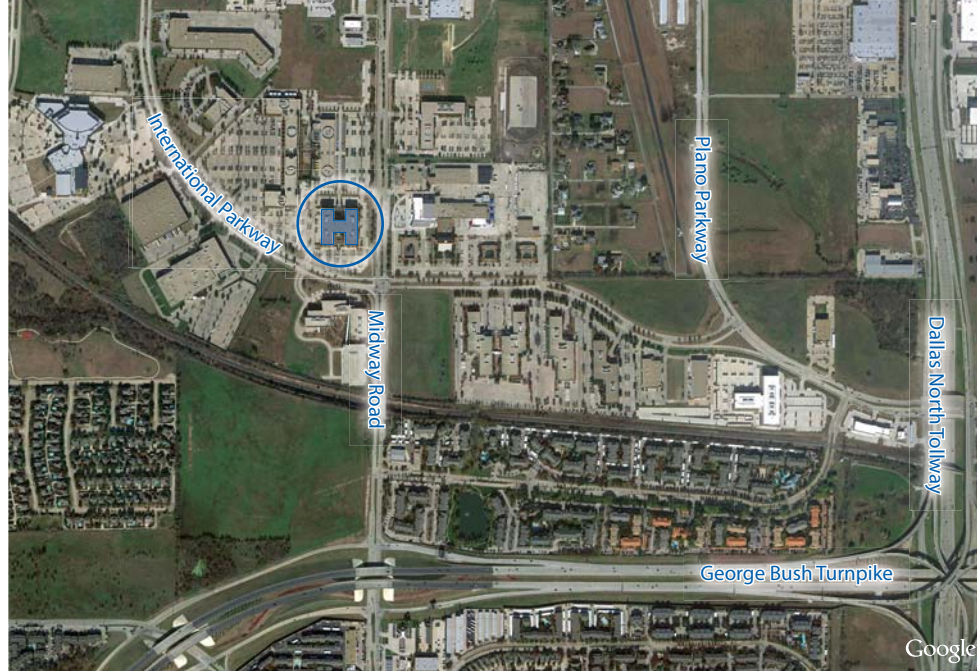
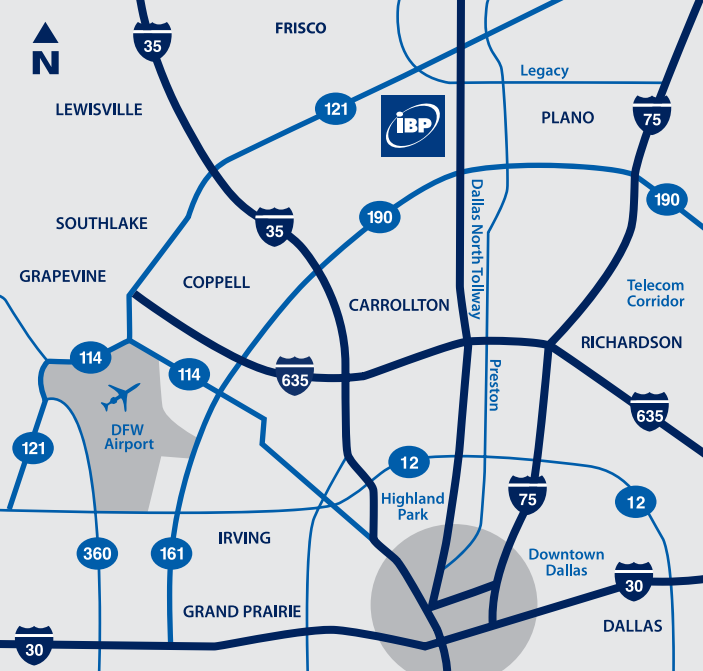
TECHNOLOGY SPECIFICATIONS

- Dual feed electricity from two substations
- High-speed fiber optic cabling for data, voice and video transmission
- Multiple fiber providers: AT&T, Verizon, Level 3, AboveNet, XO, FiberLight, Time Warner Telecom, Time Warner Cable, Alpheus, and Grande
- Conduit connectivity to 4120 International Pkwy
- Generator pad sites available

TYPICAL FLOOR PLAN

- 51,400 SF Floor Plates
- 30' Bay Depth
- 15' Floor to Floor





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DEMOGRAPHICS

2014 Demographics	1 mile	3 miles	5 miles
2014 Population	12,152	149,323	332,520
2014–2019 Population Growth	17.46%	15.80%	13.96%
Median Household Income	\$51,746	\$61,036	\$67,551
2014–2019 Household Growth	16.39%	15.17%	13.50%

COMMUTING AND DRIVE TIME

Immediate access to George Bush Turnpike (190) & Dallas North Tollway
 6 miles/6 minutes to intersection of SH 121 & Dallas North Tollway
 20 miles/20 minutes to downtown Dallas
 20 miles/30 minutes to DFW Airport

PRIME LOCATION

International Business Park is located on the north side of George Bush Turnpike (190) and adjacent to the Dallas North Tollway, putting you at the center of America's fastest growing suburban office district – Dallas' Platinum Corridor.

RETAIL SERVICES

Within a five-minute drive there are 45 restaurants, seven hotels, five day care centers and destination retail at the Shops at Willow Bend. Additionally, there is an LA Fitness health club and countless boutiques and retailers within walking distance.

ART & SCULPTURE

Art is everywhere at International Business Park. Paintings by David Bierk, Jaume Ribas and Miguel Rasero. Sculptures by Tom Orr, Bruno Romeda, Peter Woytuk and various pieces from Asian collections. Billingsley Company includes art and sculpture in our office communities to inspire and enhance the lives of tenants and visitors.