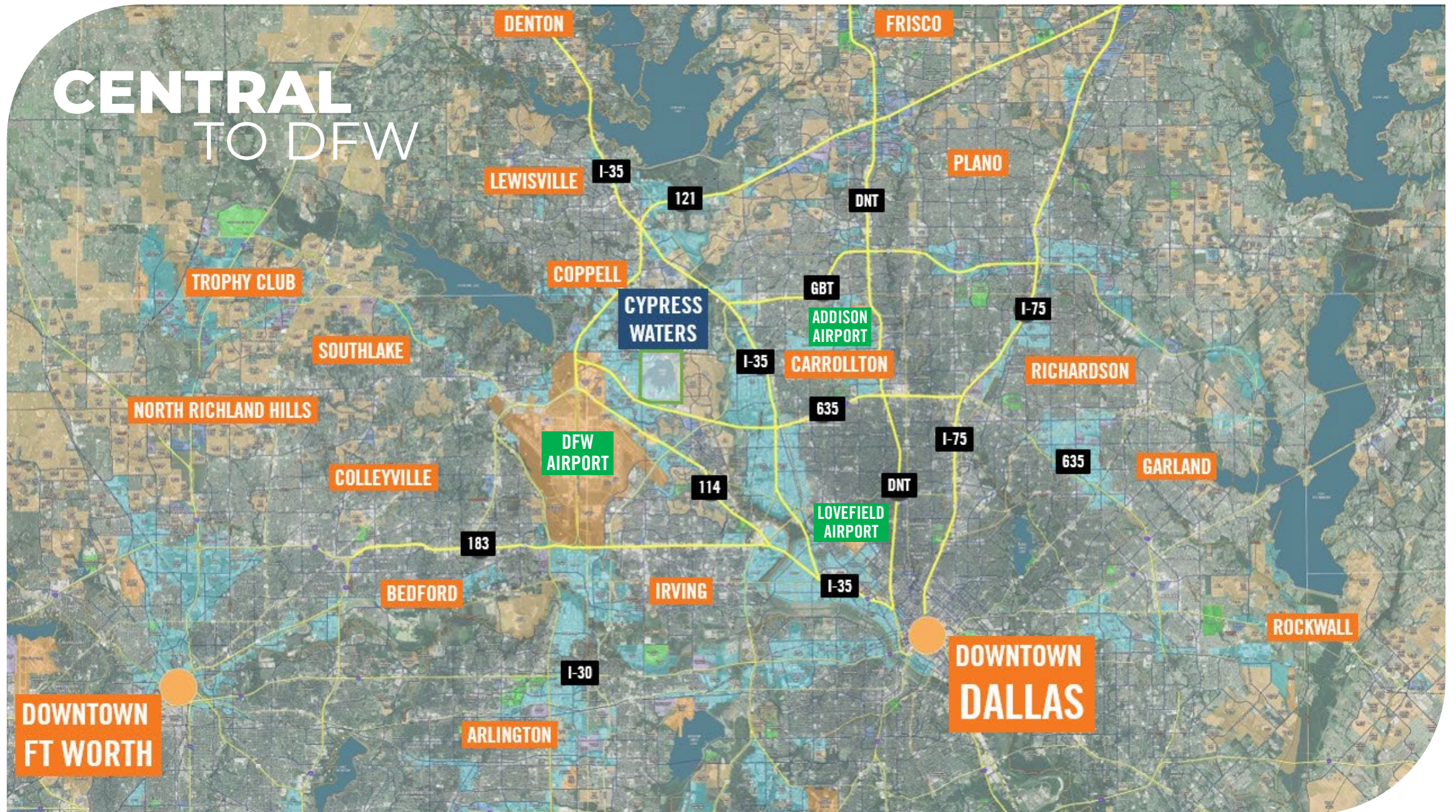




CYPRESS WATERS

A Billingsley Company Property

CENTRAL TO DFW

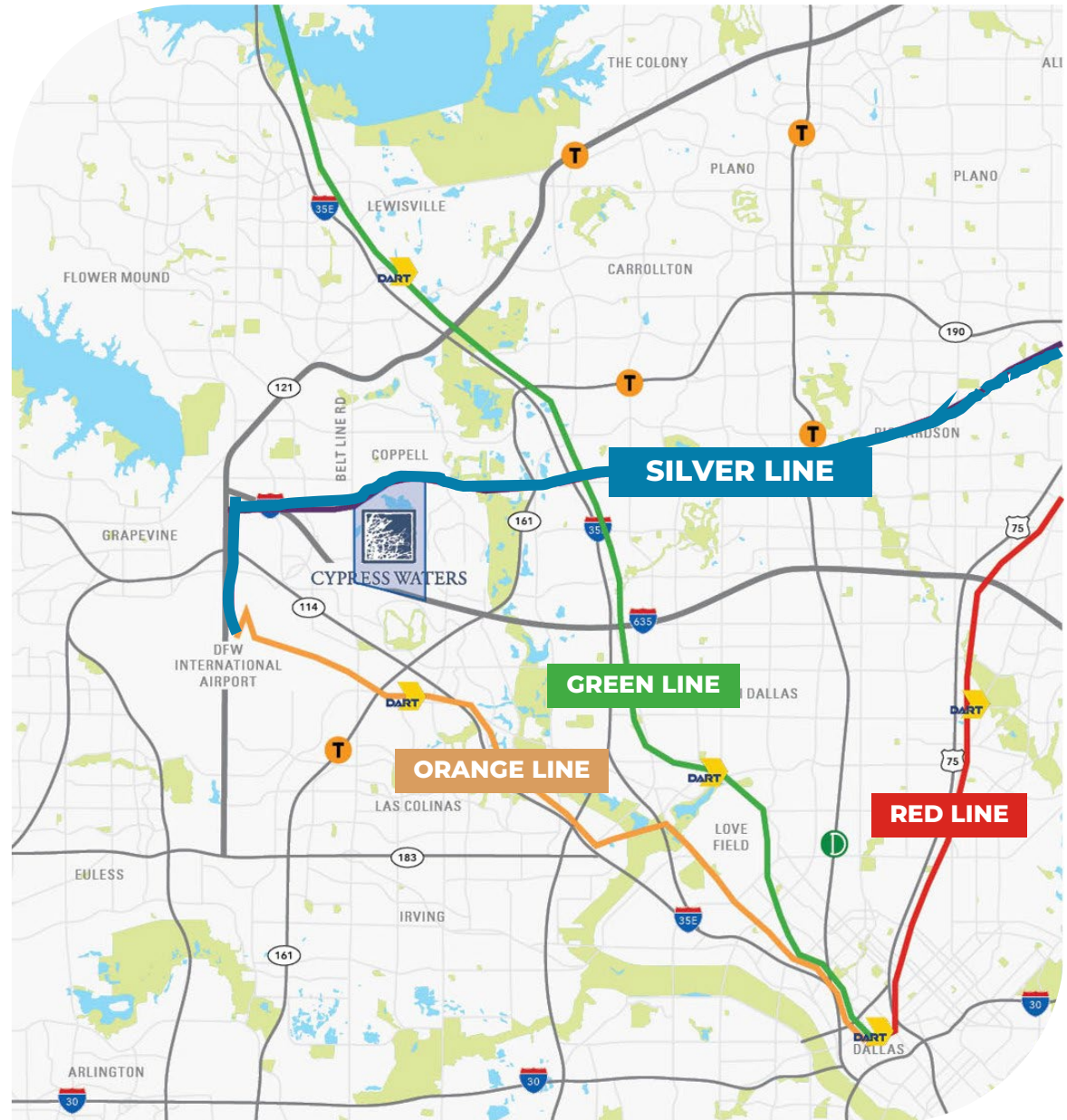


TRANSIT

And Access

DART Silver Line Open

- On-site DART light rail station
- 1st stop out of DFW Airport
- First East to West connection line
- Ends in Richardson/Plano
- Runs daily 5am – 11pm
- Frequency – 30 minutes during peak times
- Shuttle service from station to office buildings



12 Million Square Feet of Office Space

	Current Office Space 4.1 Million SF Today		10,000 Multi-Family Residences 3,470 Units Today + More Planned
	Future Office Space 12 Million SF Future		2 Schools Coppell ISD – Ranked #5 in Texas
	350,000 Sq. Ft. of Retail 273,592 SF Today		6 Miles of Trails 2.5 Paved 3.5 Unpaved Miles
	DART Light Rail 1 st Stop from DFW Airport		LBJ/IH-635 Access From Olympus or Belt Line
	Hotels 87 within 10-minute drive		





2014

Corporate Neighborhood



HOTELS WITHIN A 10 MINUTE DRIVE

83 HOTELS
15,342 ROOMS

FUTURE
CONVENTION
HOTEL

CYPRESS WATERS

TEMPO
by Hilton
SPRINGHILL SUITES
MARRIOTT

STAYBRIDGE
SUITES

635

Hilton
Garden Inn

WOODSPRING
SUITES
AN EXTENDED STAY HOTEL

OMNI HOTELS
& RESORTS

IRVING CONVENTION CENTER
AT LAS COLINAS

WESTIN
HOTELS & RESORTS

OMNI HOTELS
& RESORTS

FOUR SEASONS
Hotels and Resorts

Marriott

PG&T
TOLL

PG&T
TOLL

HOME TOWNE
STAYCATIONS & SUITES

SONESTA
HOTELS AND RESORTS

Hampton
Inn
by Hilton

TOWNEPLACE
SUITES
MARRIOTT

element
by Westin

COMFORT
SUITES

STAYBRIDGE
SUITES

SPRINGHILL
SUITES
MARRIOTT

OYO

HOME2
SUITES BY HILTON

Fairfield
by Marriott

LAQUINTA
INN & SUITES

Best Western

HOMewood
SUITES
Hilton

Sheraton

Comfort
INN

Holiday Inn
Express

DOUBLETREE
by Hilton

WINGATE
by Wyndham

WESTIN
HOTELS & RESORTS

Residence
Inn
MARRIOTT

FOUR
POINTS
by SHERATON

tru
by Hilton

COURTYARD
by MARRIOTT

TOWNEPLACE
SUITES
MARRIOTT

SPRINGHILL
SUITES
MARRIOTT

HYATT
PLACE

Hilton
EXECUTIVE CONFERENCE CENTER

Hampton
Inn
by Hilton

EMBASSY
SUITES
by Hilton

aloft
HOTELS

GAYLORD HOTELS®

GREAT
WOLF
LODGE

HOTEL VIN
AUTOGRAPH COLLECTION
HOTELS

114

121

PG&T
TOLL

6

Super 8

EconoLodge

I-35

Best Western

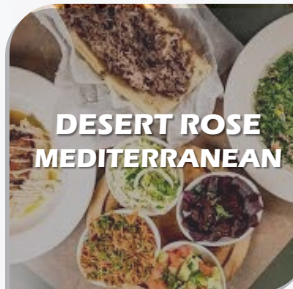
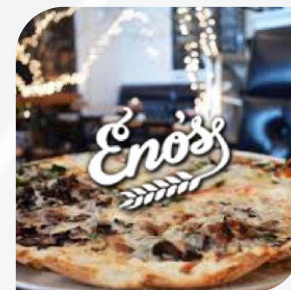
Quality
Inn & Suites

On-Site Restaurants

A Quick Walk Or Short Drive On Campus

Other On-Site Retail:

- Two On-Site Health Clinics & Urgent Care
- CVS Pharmacy
- Two 7-Eleven Stores
- Enamel Dental
- Lux Nail Spa & Salon
- Applejacks Premium Spirits
- Amegy Bank
- Green Acres Nursery
- Momo Dumplings
- Taste of Malaysia – Coming 2026
- Desert Rose Mediterranean – Coming 2026
- Ryluxe Beauty Bar – Coming 2026



Community Amenities



FITNESS CLASSES



FREE COFFEE BARS



CONCERTS



HIKE & BIKE TRAILS



CITY GOLF SIMULATOR



KINTO RIDE SHARE



DOG PARK



POP-UP MARKETS



GAMES IN PARKS



DRY CLEANING LOCKERS



EV+TESLA SUPER CHARGERS



ON-SITE HEALTH CLINIC



ON-SITE PRO SHOP
GEAR & LESSONS AVAILABLE



PICKLEBALL COURTS



TENNIS COURTS



9-HOLE PUTTING GREEN
[CYPRESSWATERS.COM/GOLF](https://cypresswaters.com/golf)



LOBBY FOOD DELIVERY



MOBILE APP

VISIT [CYPRESSWATERS.COM/AMENITIES](https://cypresswaters.com/amenities) OR DOWNLOAD OUR MOBILE APP

Events, Concerts, Festivals & More

The Sound is the ultimate host.

FESTIVALS

Cinco de Mayo
Festival

Fall Festival

Santa at the Sound

5K Races &
Fun Runs

North Texas Wine Festival

CONCERTS

Live Music

Singer/Songwriters

Tribute Bands

EVENTS

Pop-Up Markets

Outdoor Movies

Cultural Nights

Shakespeare
in the Park



Just to name a few....



6 Conference Centers

Town Hall - Seats 108 Classroom (275 with no tables)

The Park Room- Seats 106 Classroom (124 with no tables)

3300 Olympus Board Room- Seats 20 Executive Style Table

3401 Olympus – Seats 58 Classroom (96 with no tables)

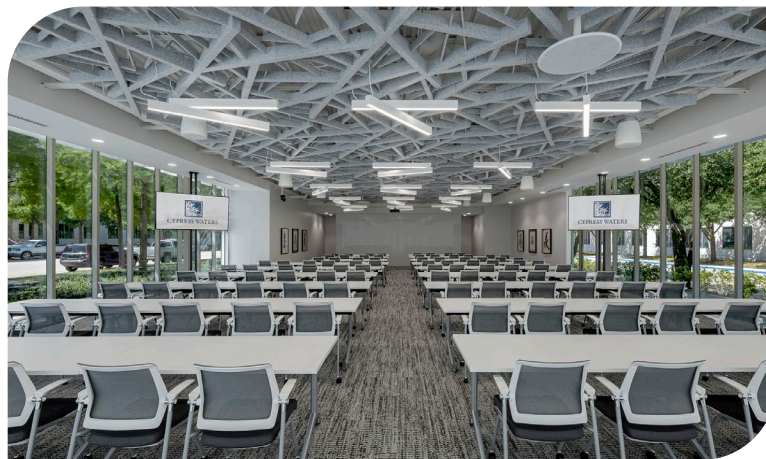
9111 CW Blvd – Seats 56 Classroom (96 with no tables)

8840 CW Blvd - Seats 102 Classroom (Divisible Walls)

Podcast Studio – 3 Pro Microphones with Mixing Board

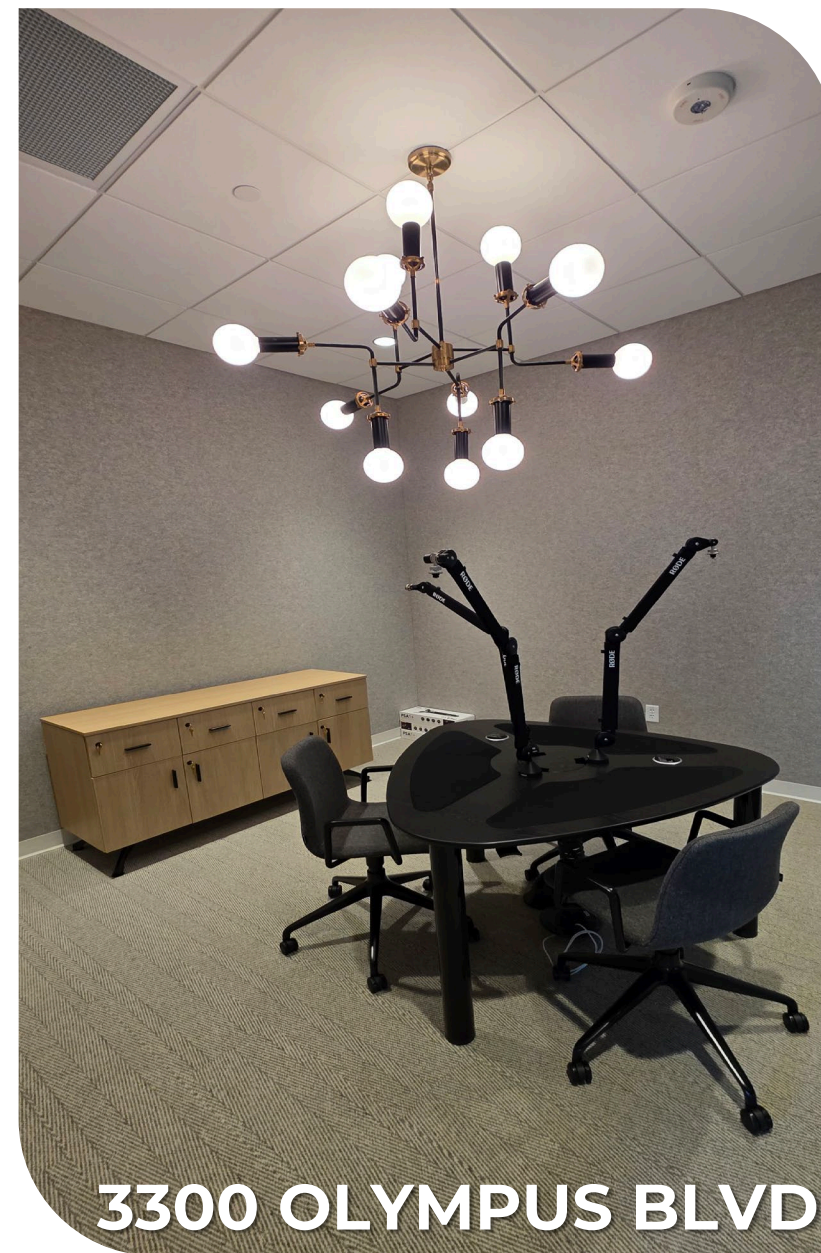
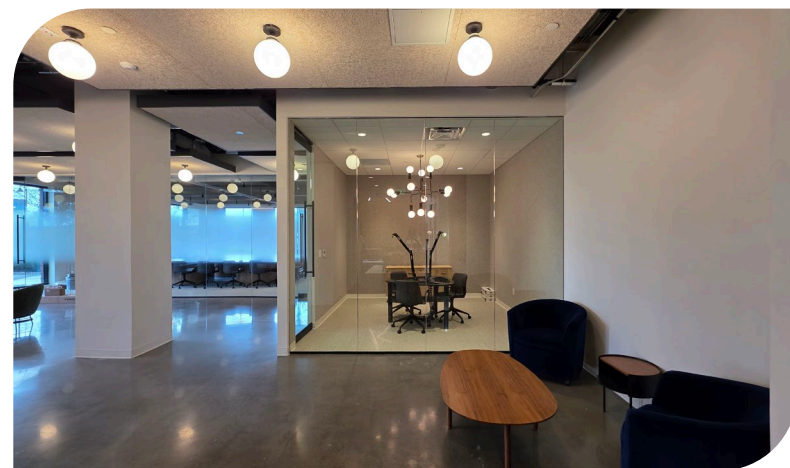
Outdoor Amphitheater – Seats 1,255 lawn seating







BOARD ROOM + PODCAST STUDIO



3300 OLYMPUS BLVD

Cypress Waters

Hike & Bike Trails

2.5 Miles Paved Trails To Explore

Walk, jog, bike and enjoy the fresh air on a mix of paved and adventure trails.

6 Miles Paved & Unpaved Trails

Trails will connect to DART Silver Line Light Rail Station and Campion Trail System

Hungry? No Problem

The trail connects to The Sound's restaurants, venues and living spaces.



Trails will connect to Cotton Belt and Campion trail systems.



Outdoor Sports

Tennis, Pickleball & Golf

Play on your lunch break or after work

3 Tennis Courts – racquets and balls available for check out.

6 Pickleball Courts – pro shop with gear and lessons available.

9-hole putting green – near 2999 Olympus

Indoor Golf Simulator – located on the 1st floor of 2999 Olympus



Luxury Multi-Family



Four distinct neighborhoods give young singles and budding families alike the perfect place to call home.

3,470 Units Built

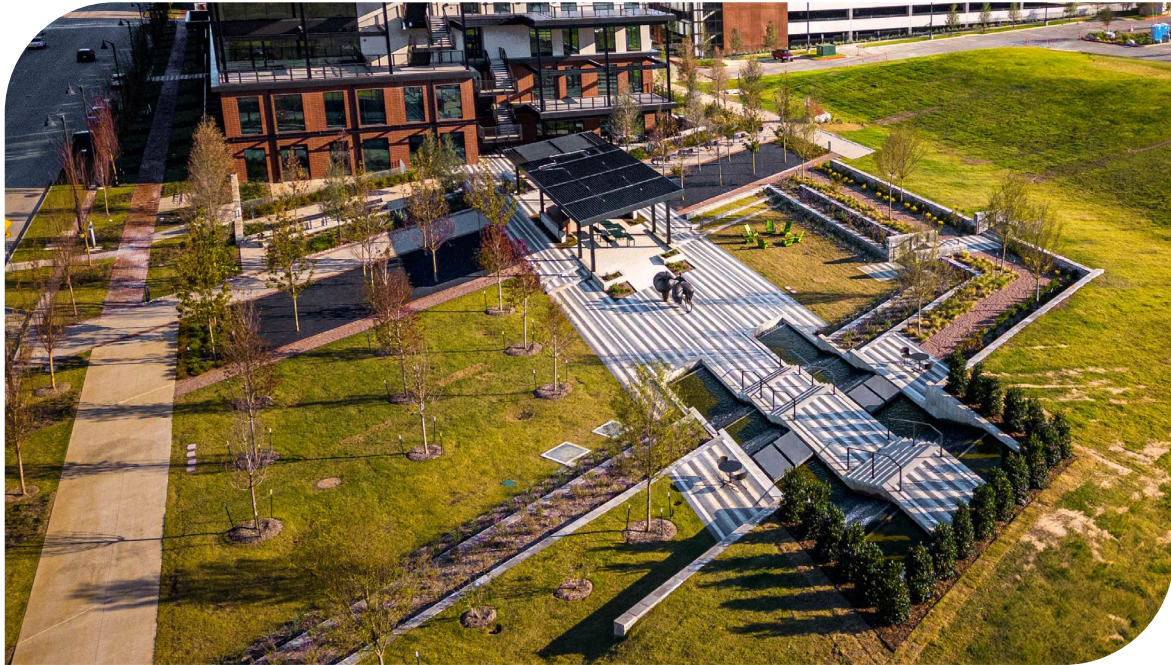
87 Single Family Rental Units In Design

\$1.70 - \$2.20/sf Price Points

Tenant Employee Move-In Specials

3300 OLYMPUS BLVD

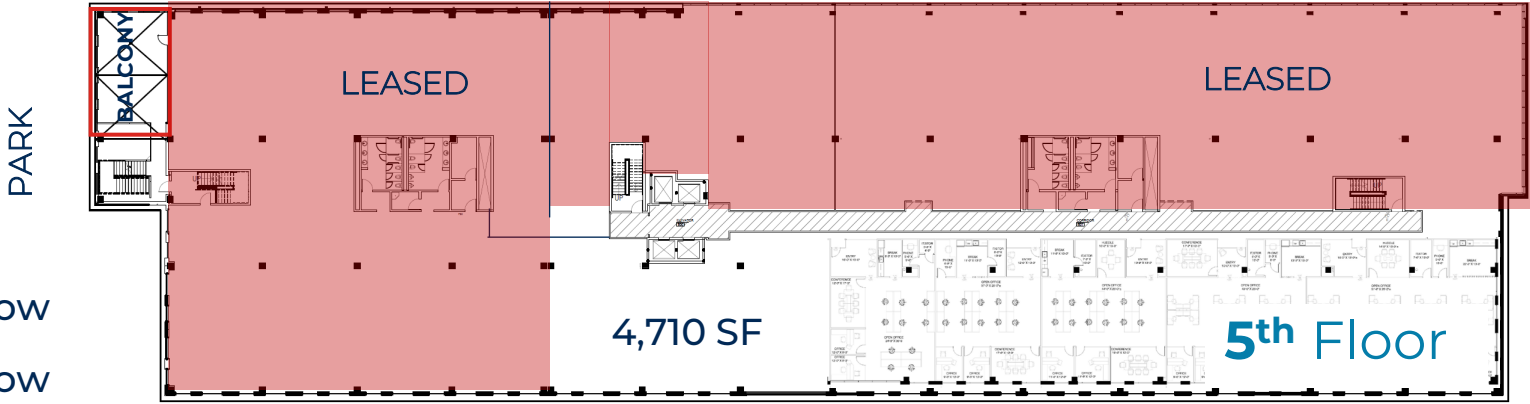




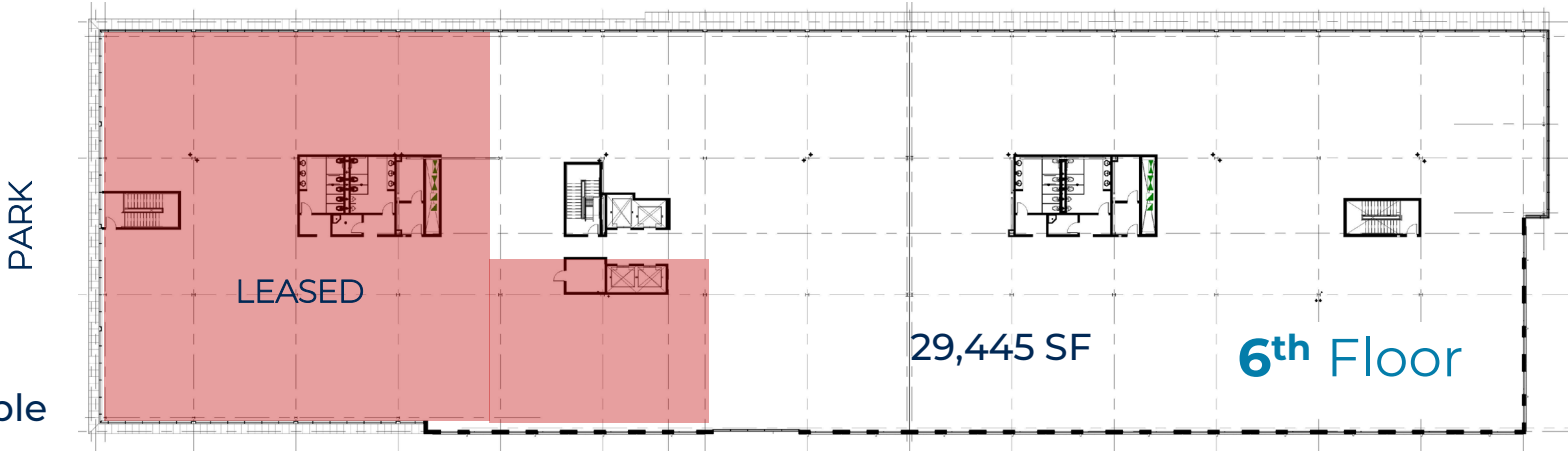
FLOOR PLAN

5th & 6th Floors

4,710 SF Available Now
Spec Suites Available Now



29,445 SF Available



9797 ROMBAUER





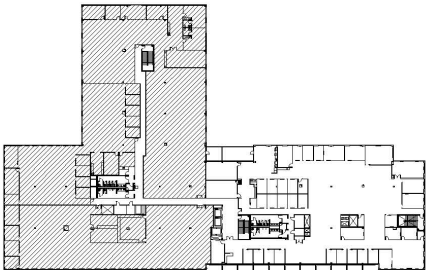
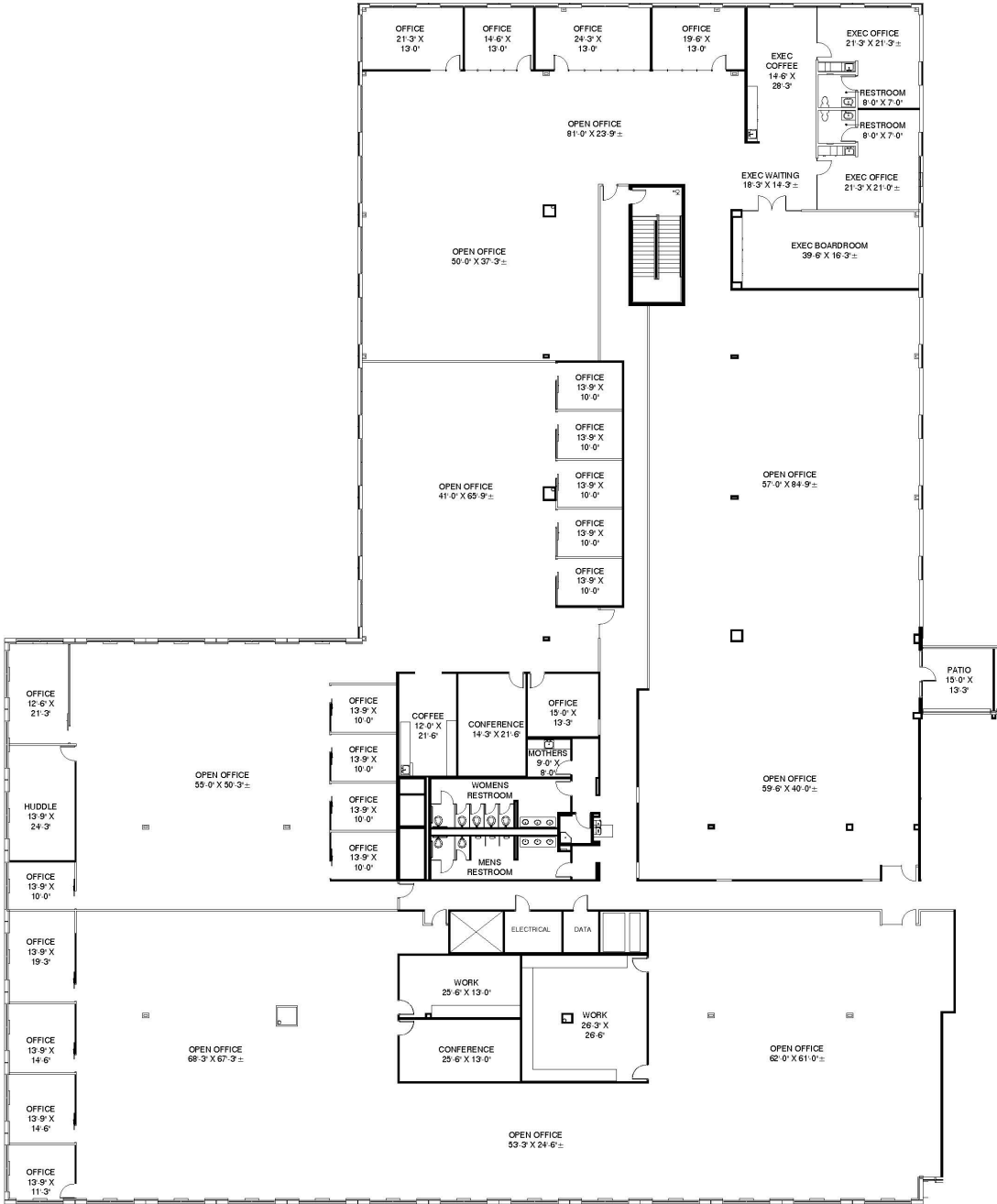
9797 ROMBAUER RD

250,000 SF Total Building - 4 Floors
41,357 SF Available – 4th Floor
Overlooking North Lake & Trails
5/1,000+ Surface + Structured Parking

EV Car Chargers On-Site
Access to Fitness Center Nearby
80 Seat Conference Center Next Door
Walking Trail to Sound Retail

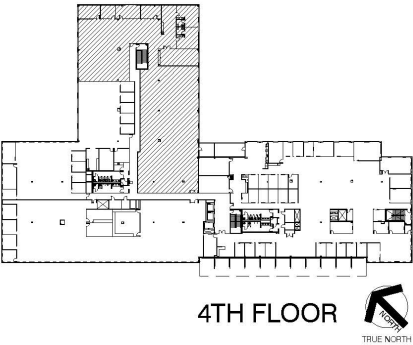
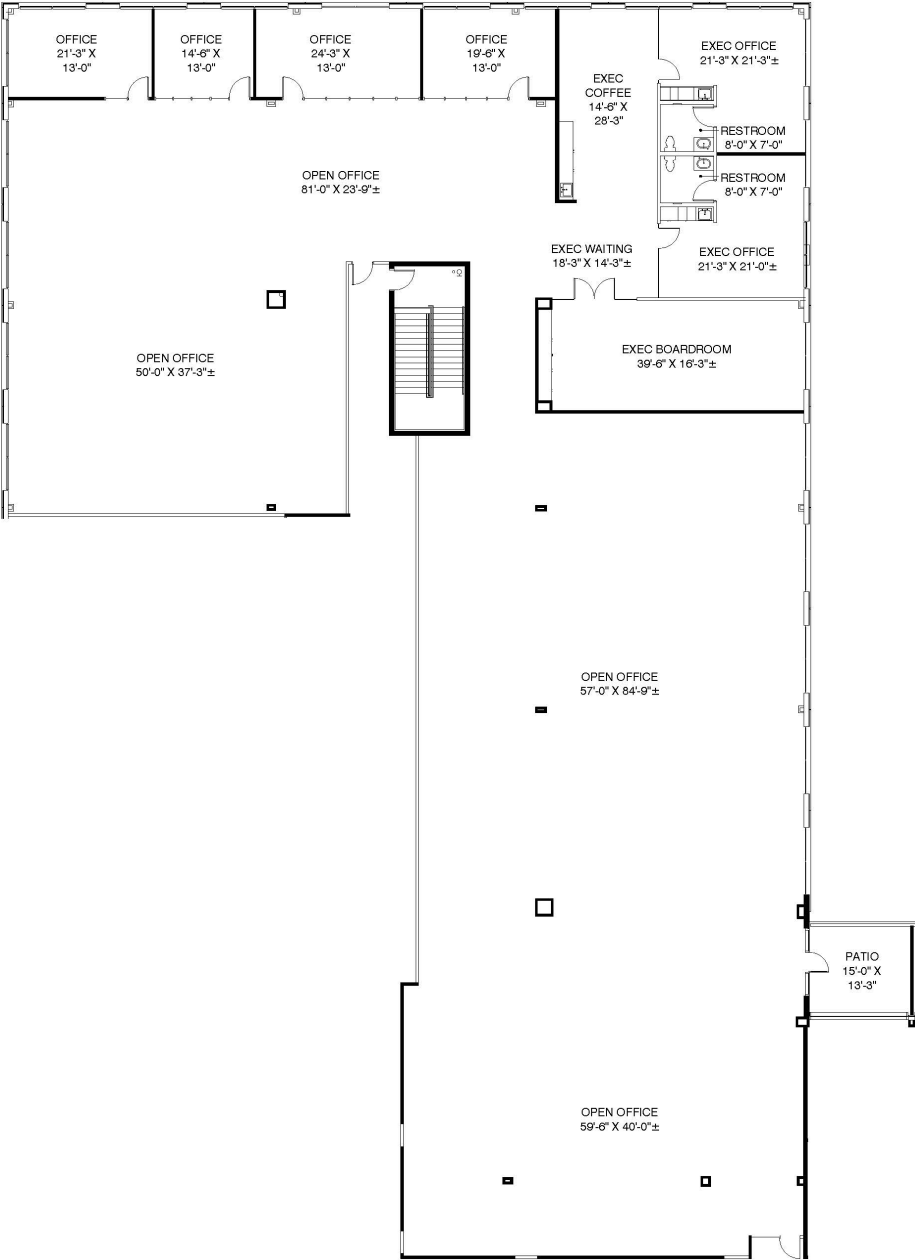
4th FLOOR

4th Floor – 41,357 SF – Divisible
Plan A



4th FLOOR

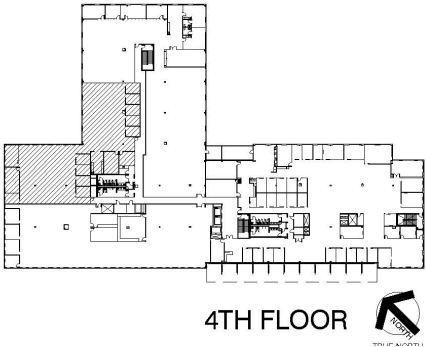
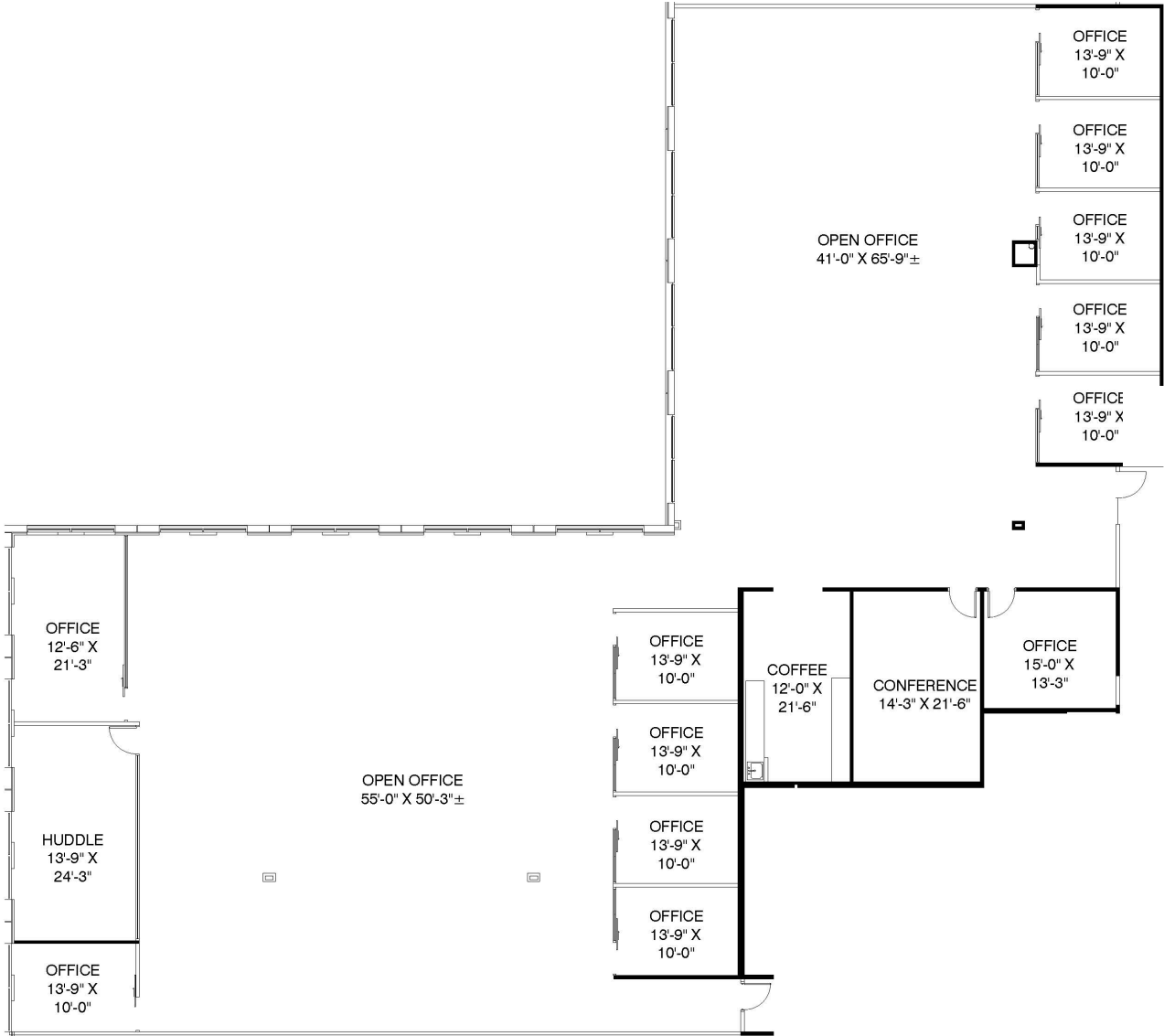
4th Floor – Suite 400 - 16,956 SF
Divisible Plan B



4TH FLOOR
TRUE NORTH

4th FLOOR

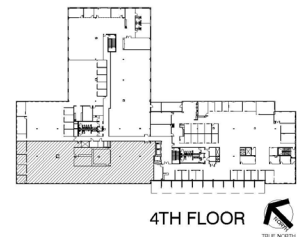
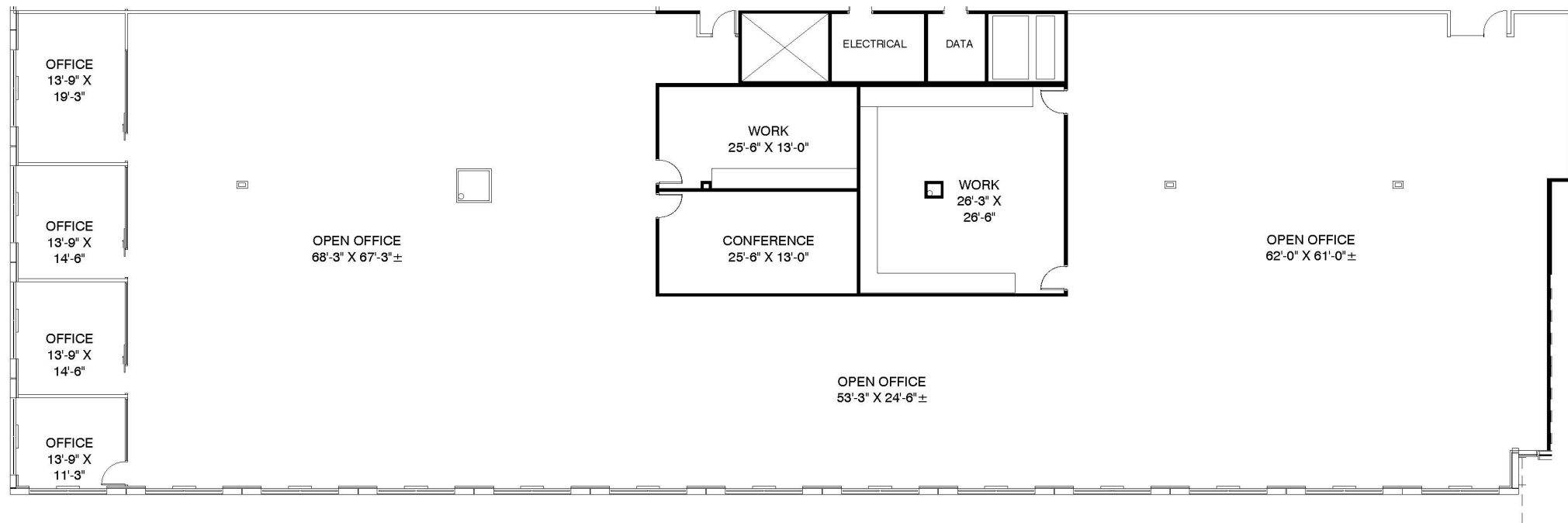
4th Floor – Suite 415 – 10,590 SF
Divisible Plan C



4th FLOOR

4th Floor – Suite 430 – 13,811 SF

Divisible Plan D



4TH FLOOR

9000 CYPRESS WATERS BLVD





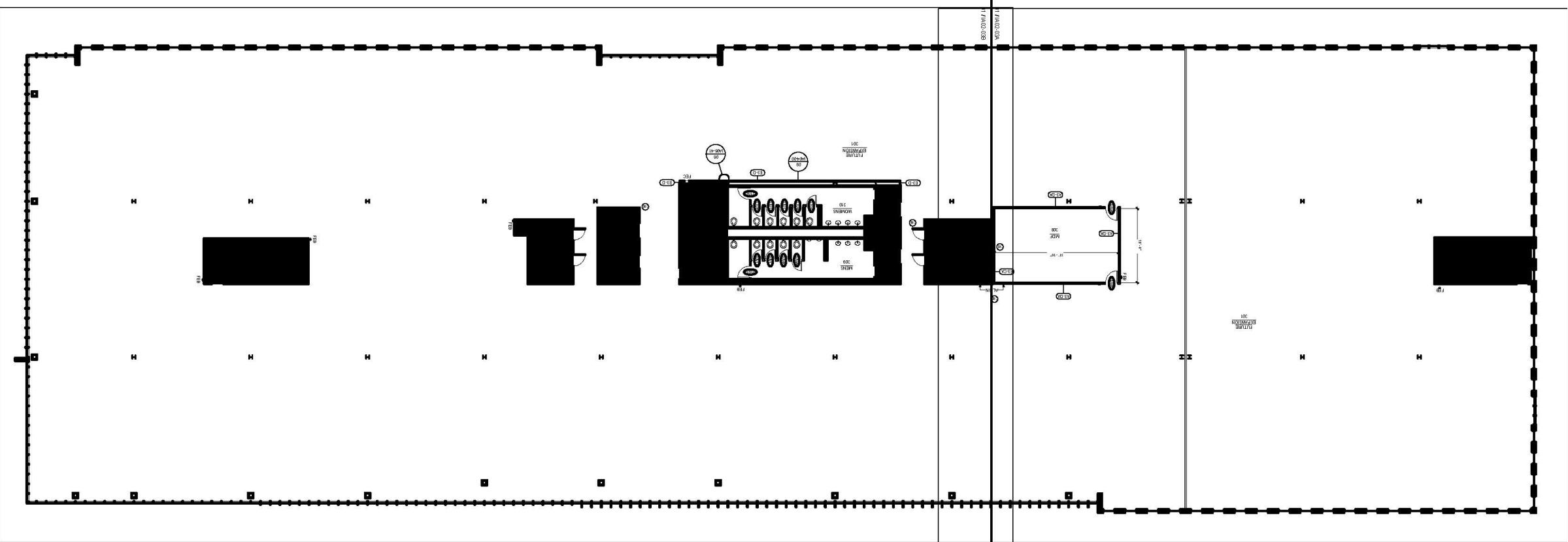
9000 CYPRESS WATERS BLVD

182,000 SF Total Building - 4 Floors
 45,592 SF Avail Now on 3rd Floor - Divisible
 Overlooking Two 1-Acre Parks
 5.5/1,000+ Surface + Structured Parking

White Rhino Coffee Next Door
 EV Car Chargers On-Site
 Access to Fitness Center Next Door
 104 Seat Conference Center Next Door

3RD FLOOR

45,592 SF Available Now - Divisible



CYPRESS WATERS

3100 OLYMPUS BLVD





3100 **OLYMPUS BLVD** **SUITES** 410, 440, 480

9,180 Total SF Available

5th Floor of 5 Story Building

5.5/1,000+ Surface + Structured Parking

4 Large Conference Centers On-Site

Class AA Modern Building Completed in 2019

Access to Nearby Fitness Center

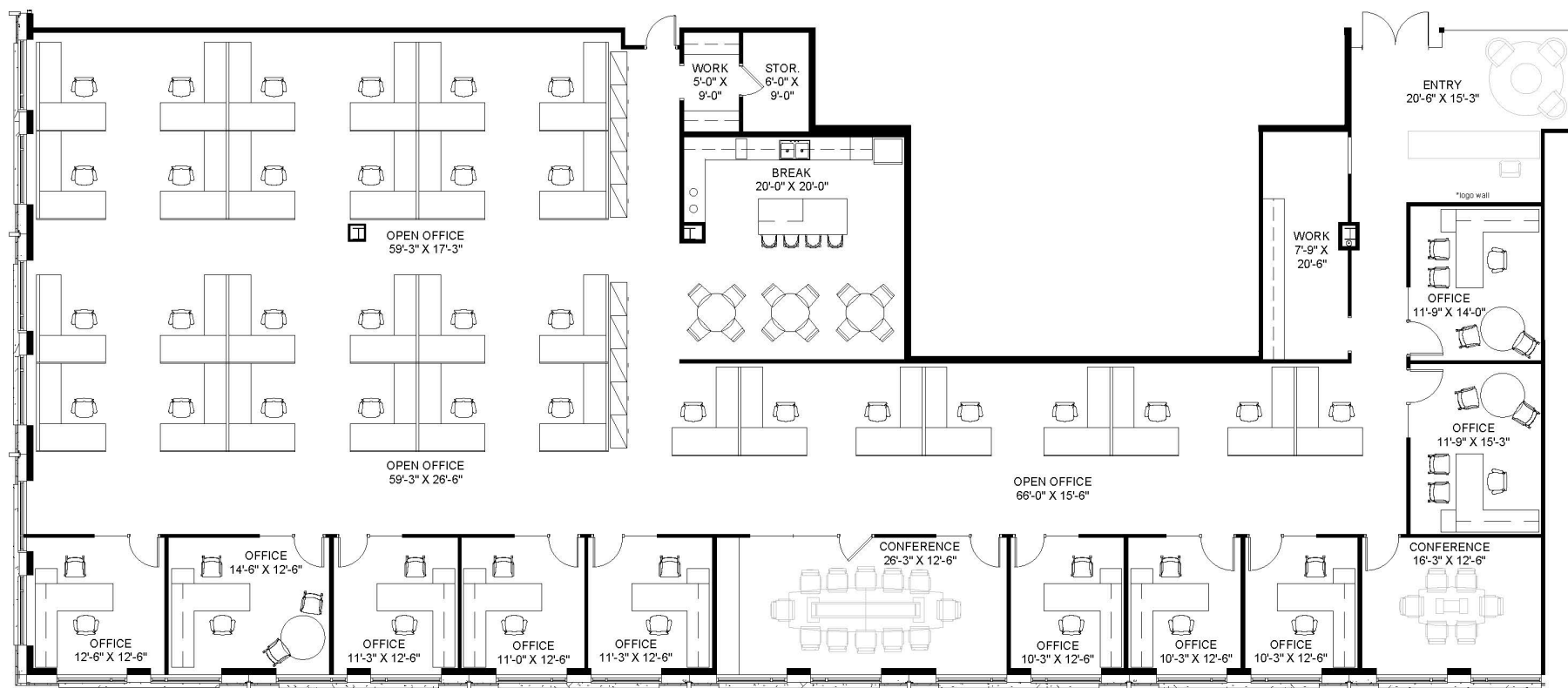
100 Seat Conference Center Next Door

Sound Retail & Restaurants Across the Street

FLOOR PLAN

Suite 410 – 8,083 SF TOTAL

Available July 31, 2026



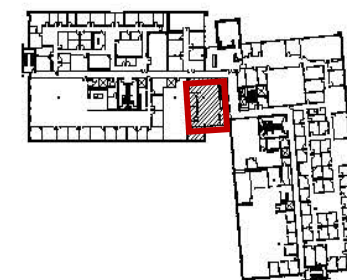
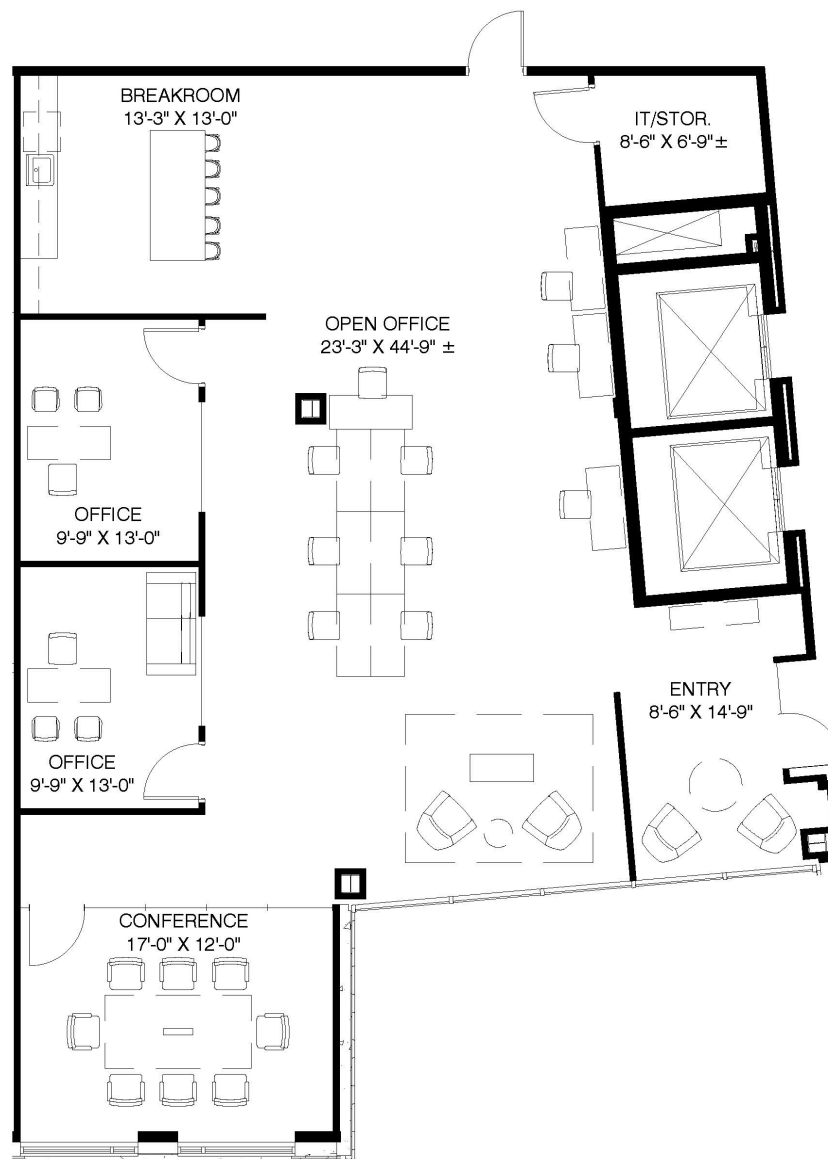
KEYPLAN - 4TH FLOOR



FLOOR PLAN

Suite 440 – 2,227 SF TOTAL

Available Now



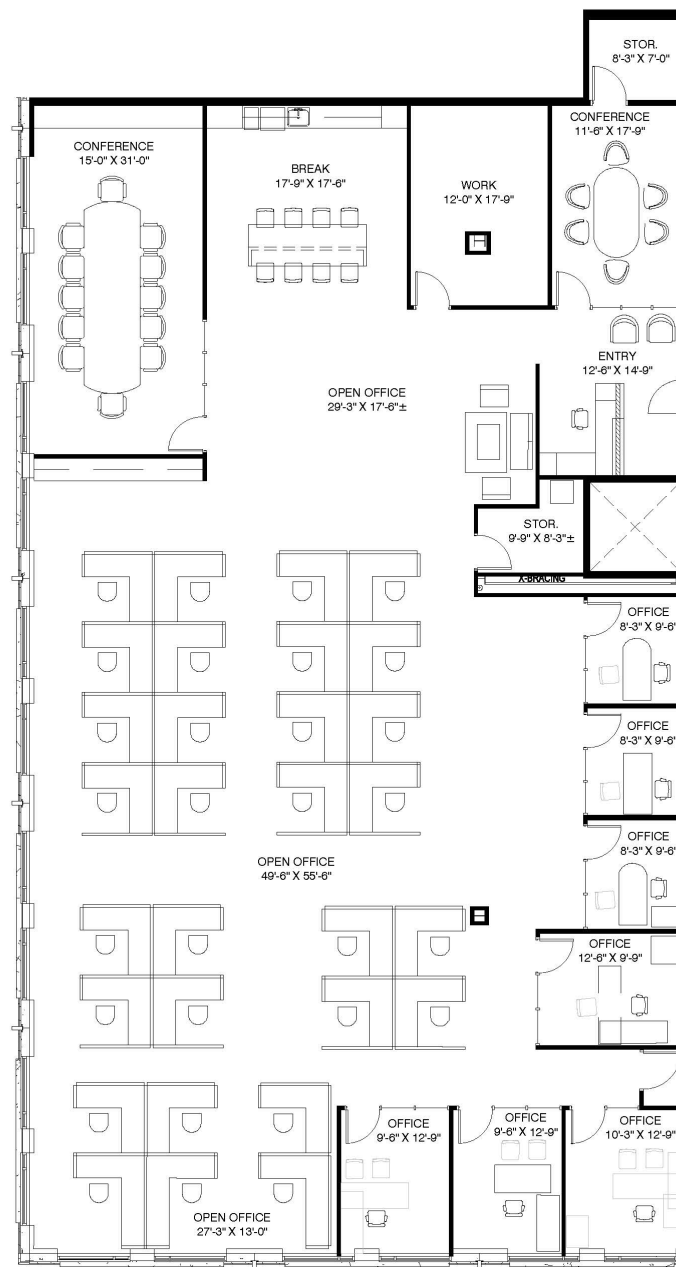
KEYPLAN - 4TH FLOOR



FLOOR PLAN

Suite 480 – 6,953 SF TOTAL

Available October 2026



KEYPLAN - 4TH FLOOR



9001 CYPRESS WATERS BLVD

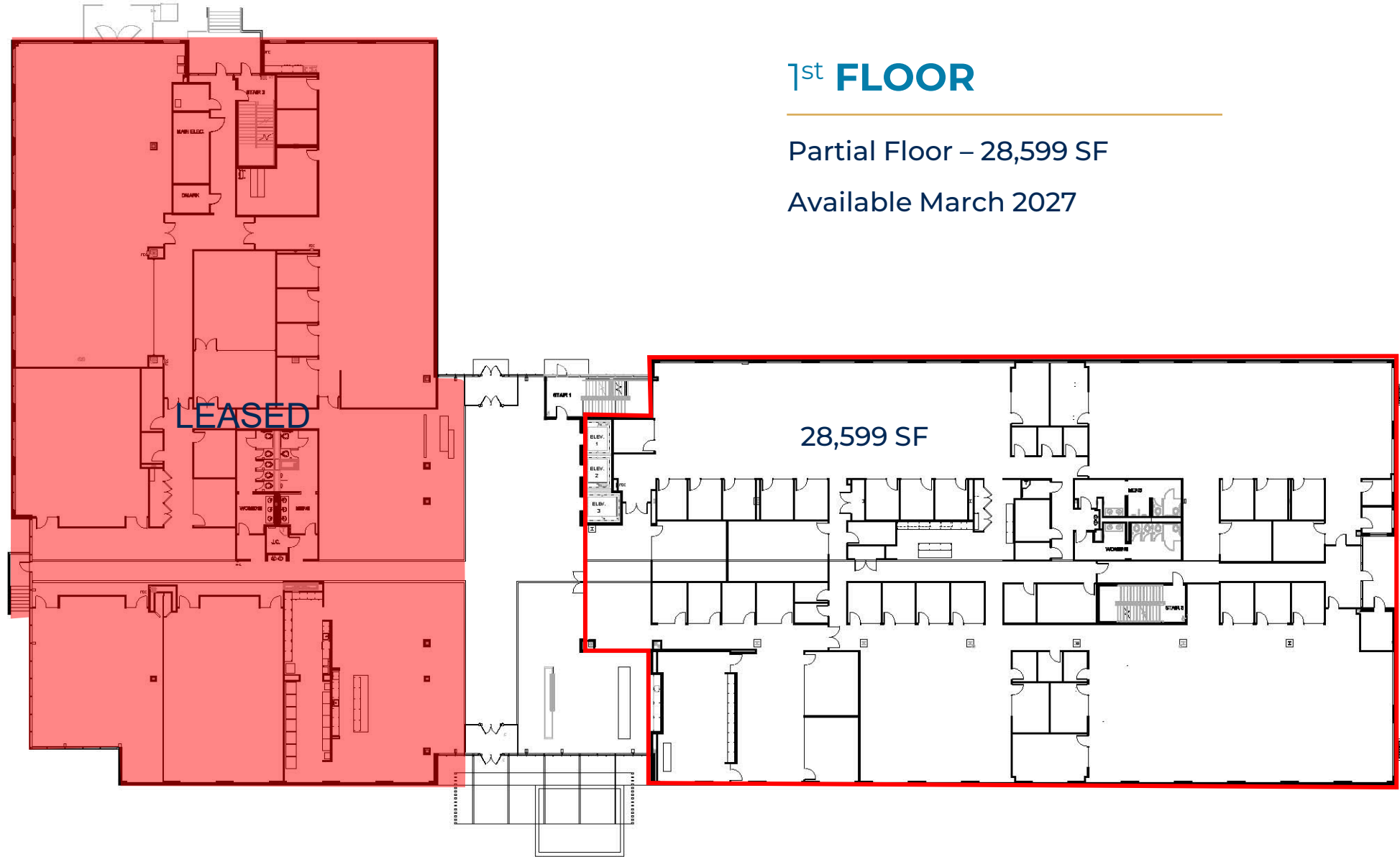




9001 CYPRESS WATERS BLVD

215,119 SF Total Building - 4 Floors
All 4 Floors Avail Feb 2027 - Divisible
Overlooking Two 1-Acre Parks
6/1,000+ Surface + Structured Parking

White Rhino Coffee Next Door
EV Car Chargers On-Site
Access to Fitness Center Next Door
104 Seat Conference Center Next Door



1st FLOOR

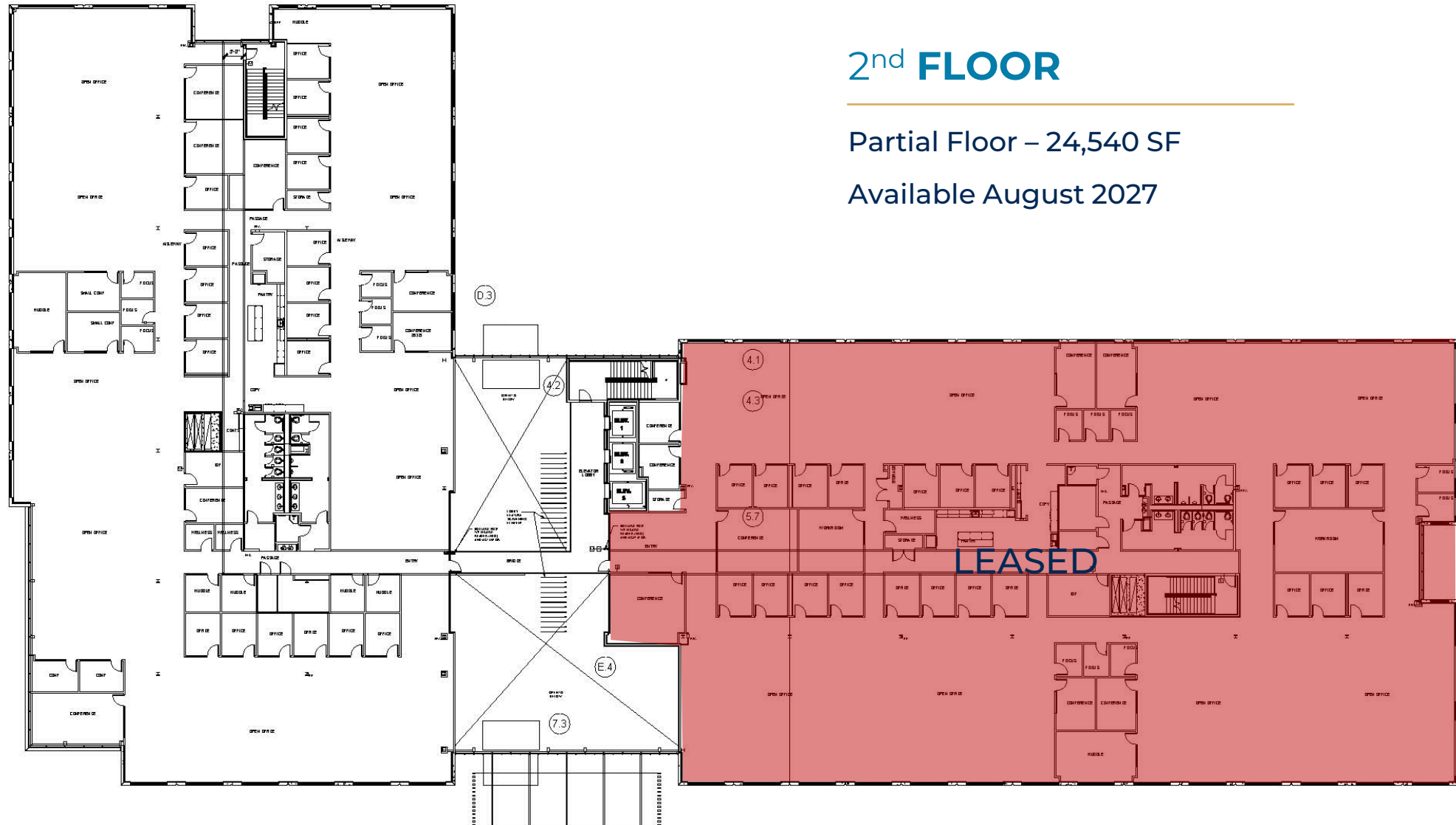
Partial Floor – 28,599 SF

Available March 2027

2nd FLOOR

Partial Floor – 24,540 SF

Available August 2027





Coming Soon



9001

9000

8951



9111 CYPRESS WATERS BLVD





9111 CYPRESS WATERS BLVD

Suite 120

Spec Suite #120 – 4,784 SF

1st Floor of 4 Story Building

5.5/1,000+ Surface + Structured Parking

Fitness Center on 1st Floor

Conference Center on 1st Floor

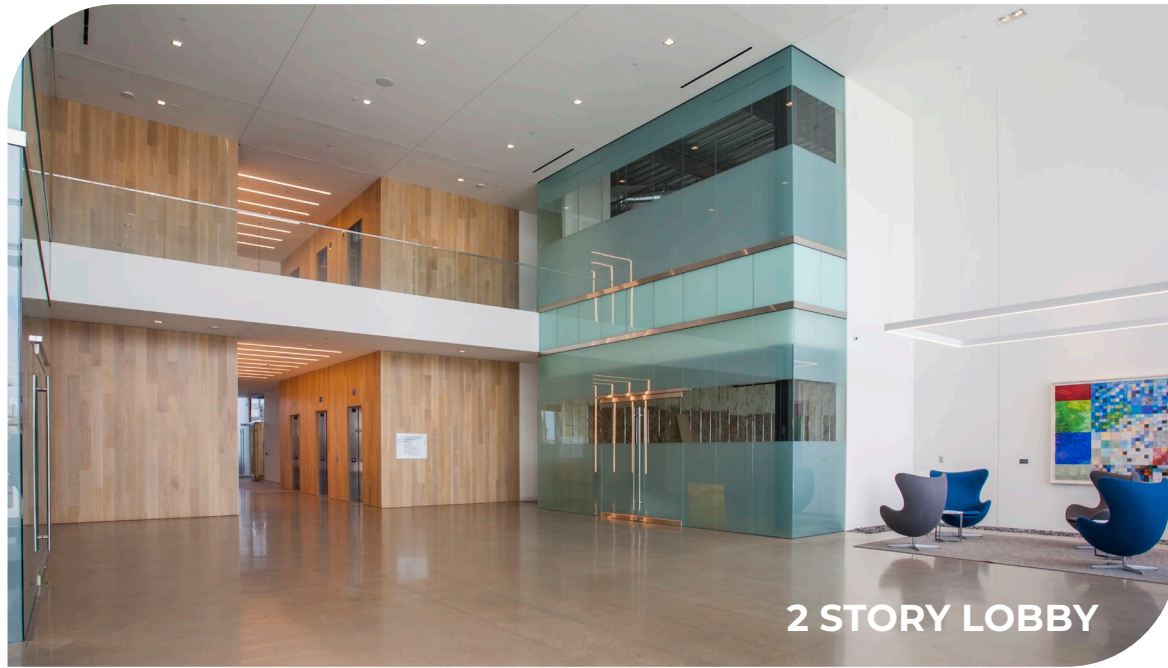
On-Site Electric Vehicle Chargers

1st Floor Complementary Coffee Bar

Overlooks 1 Acre Park with WiFi

Sound Retail & Restaurants Nearby

6 Large Conference Centers On-Site



2 STORY LOBBY



FITNESS CENTER



CONFERENCE CENTER

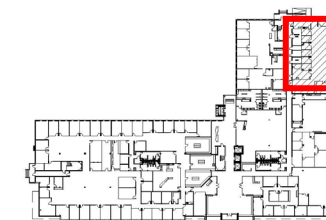
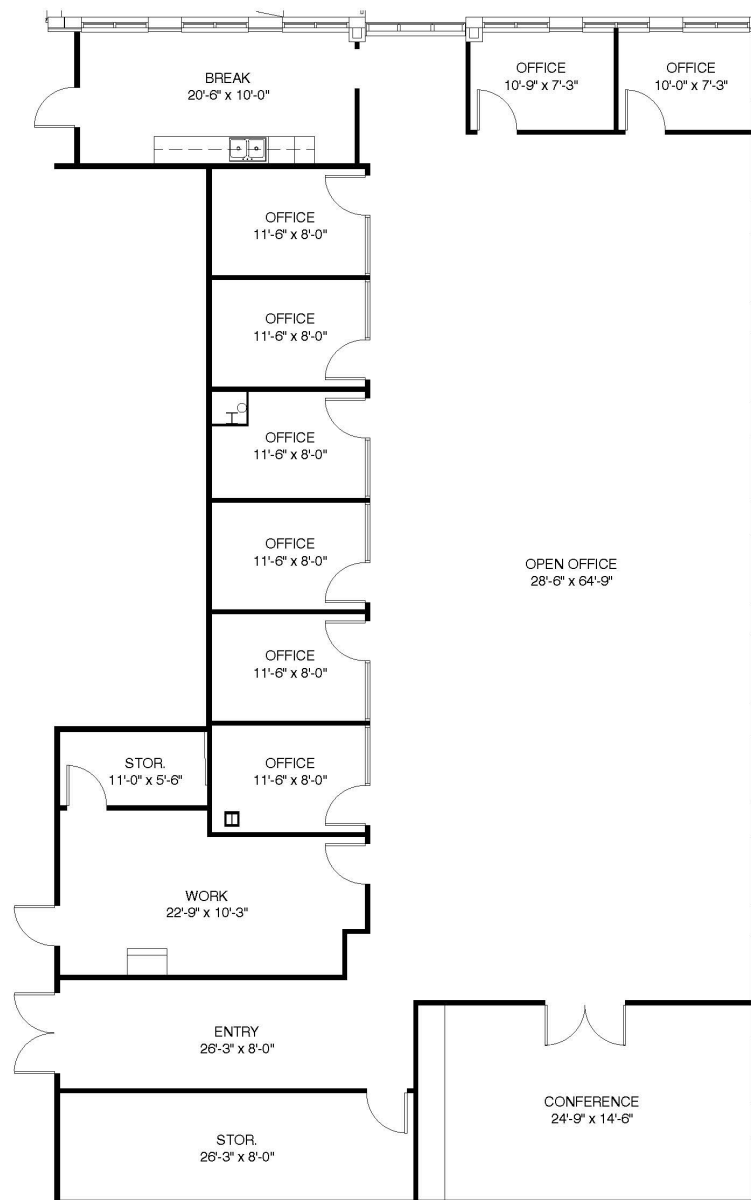


COFFEE BAR

FLOOR PLAN

Suite 120 – 4,784 SF Total

Available Now



KEYPLAN - 1ST FLOOR



A photograph of a modern building's courtyard. The left side of the courtyard is a wall made of light-colored stone blocks, punctuated by vertical rectangular windows. The right side is a white wall with horizontal windows. The far end of the courtyard is a large glass wall with a central glass entrance. Above the glass wall is a large circular skylight with a white railing. The ground is paved with light-colored tiles. The text "8840 CYPRESS WATERS BLVD" is overlaid in white, bold, sans-serif font across the center of the image.

8840 CYPRESS WATERS BLVD

8840 CYPRESS WATERS BLVD

SUITE 130 – 2,000 SF

Available Now

3 Story Building

165,000 SF Total Bldg

102 Seat Conference Center on 2nd Floor

Tenant Lounge with Mini Market on 2nd Floor

30' x 40' Bays

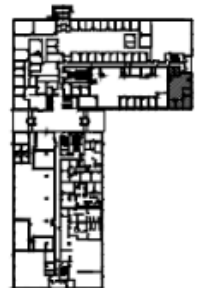
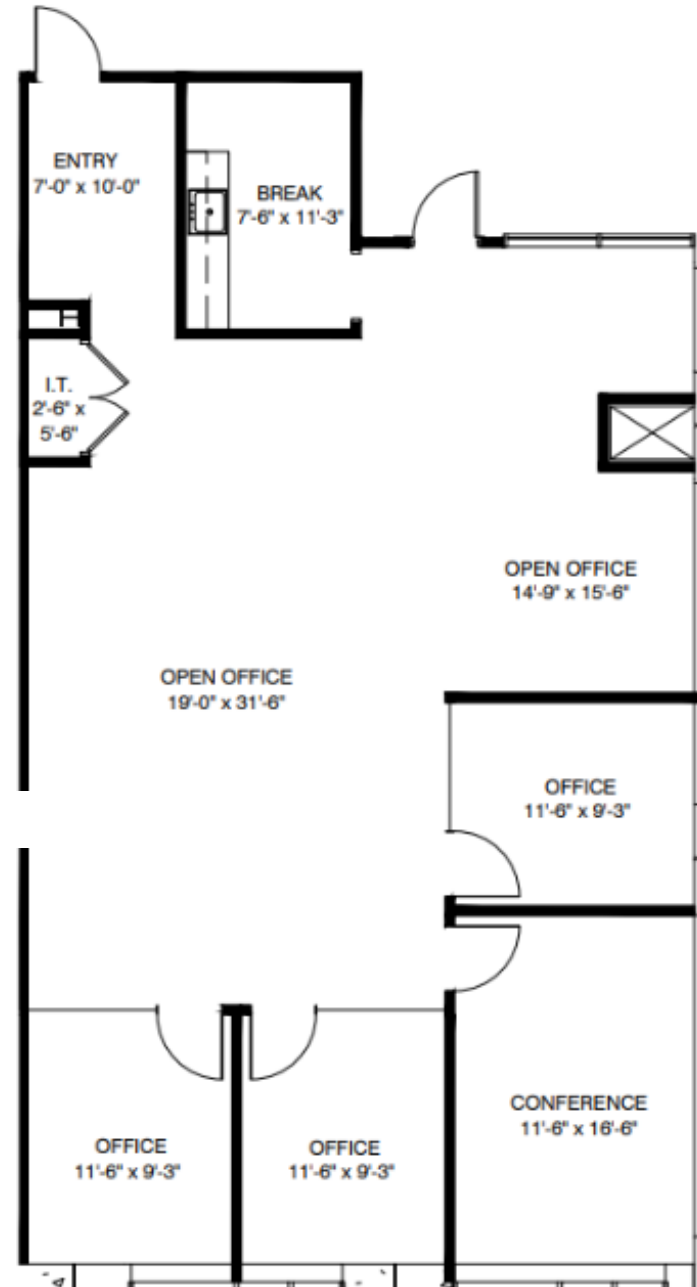
6/1,000+ Surface Parking

Covered Parking Available

Large Windows Provide Natural Light

Access to On-Site Fitness Center

4 Large Conference Centers On-Site



KEYPLAN - 1ST FLOOR

A photograph of a modern, two-story building with large glass windows and a central entrance. The building is illuminated from within, and the sky is a deep blue. In the foreground, there is a paved walkway leading to the entrance, flanked by landscaping including trees and a large, abstract, metallic sculpture on the right. The address number 8951 is visible above the entrance.

CYPRESS WATERS

8951 CYPRESS WATERS BLVD



8951 CYPRESS WATERS BLVD | Suite 130

3,000 SF Available

1st Floor – Near Entry & Tenant Lounge

4-Story Building | 182,460 SF Total

Next to 1 Acre Park with Wi-Fi, Grills & More

5.5/1,000+ Surface Parking

Access to Nearby Fitness Center

100 Seat Conference Center Next Door

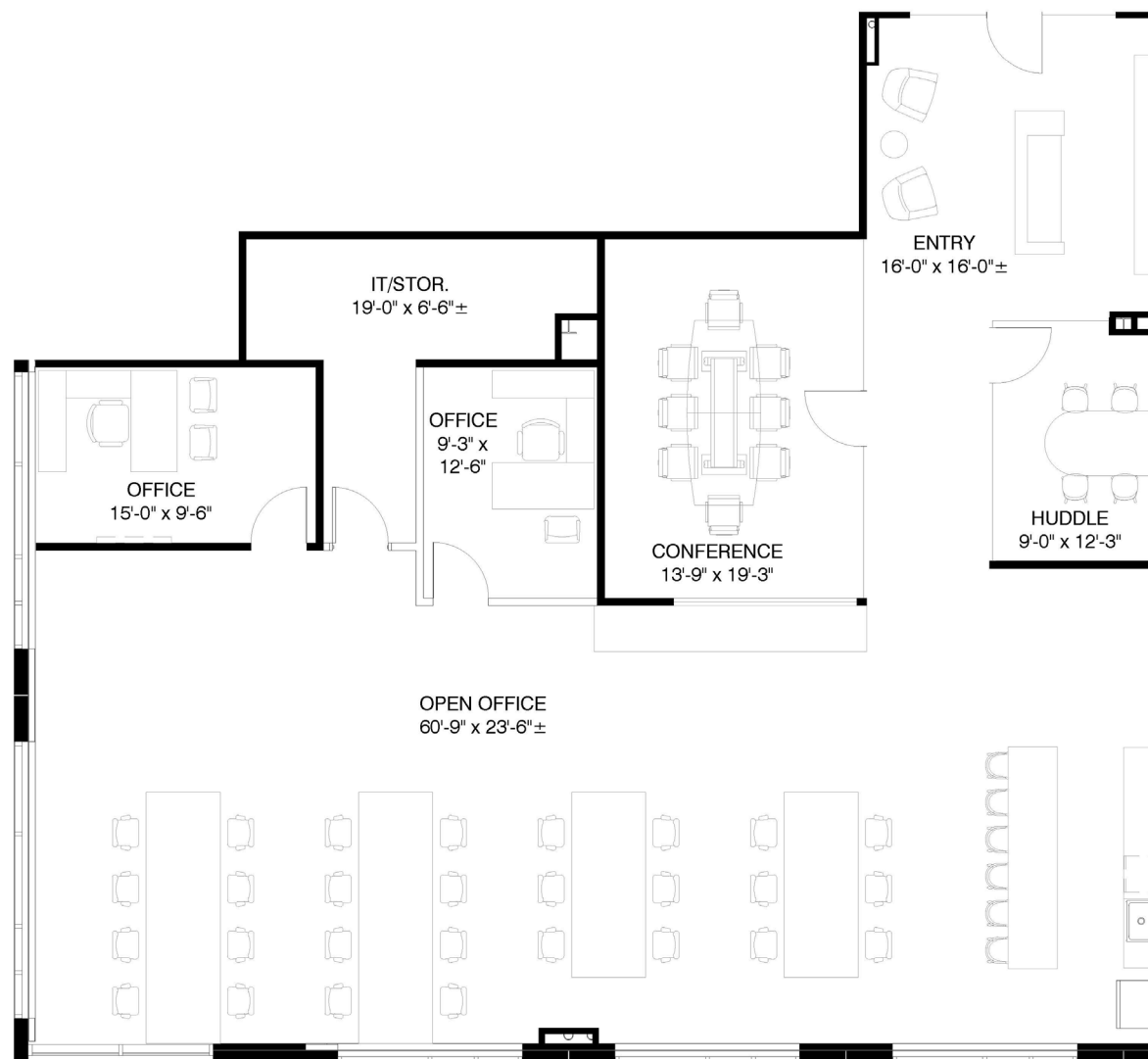
Available October 2026

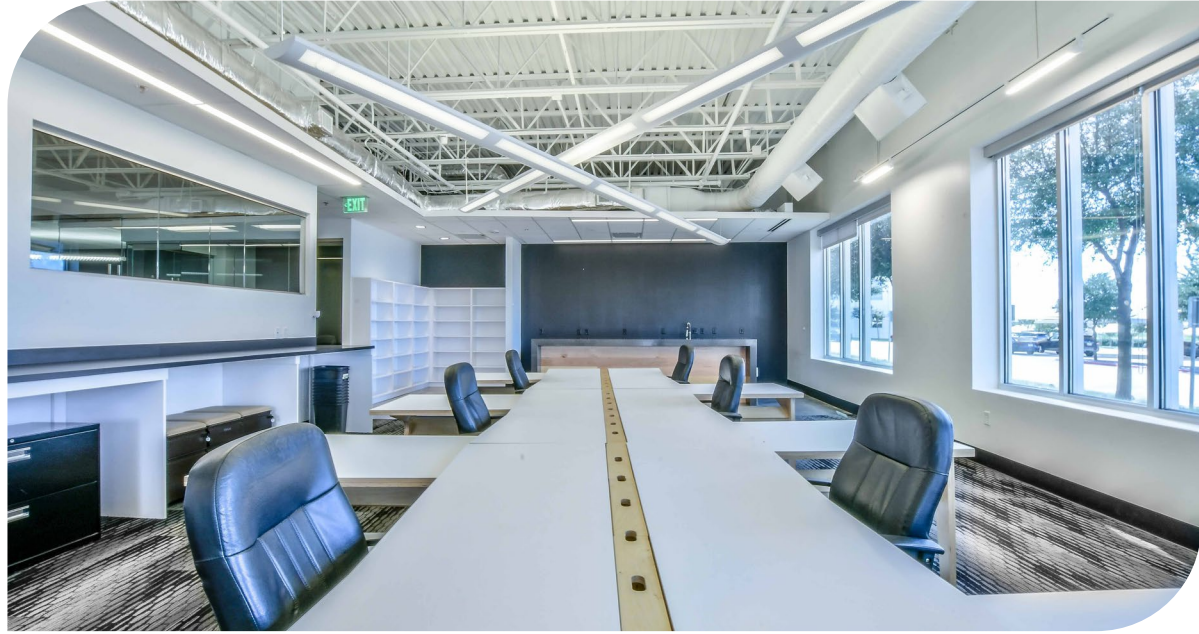
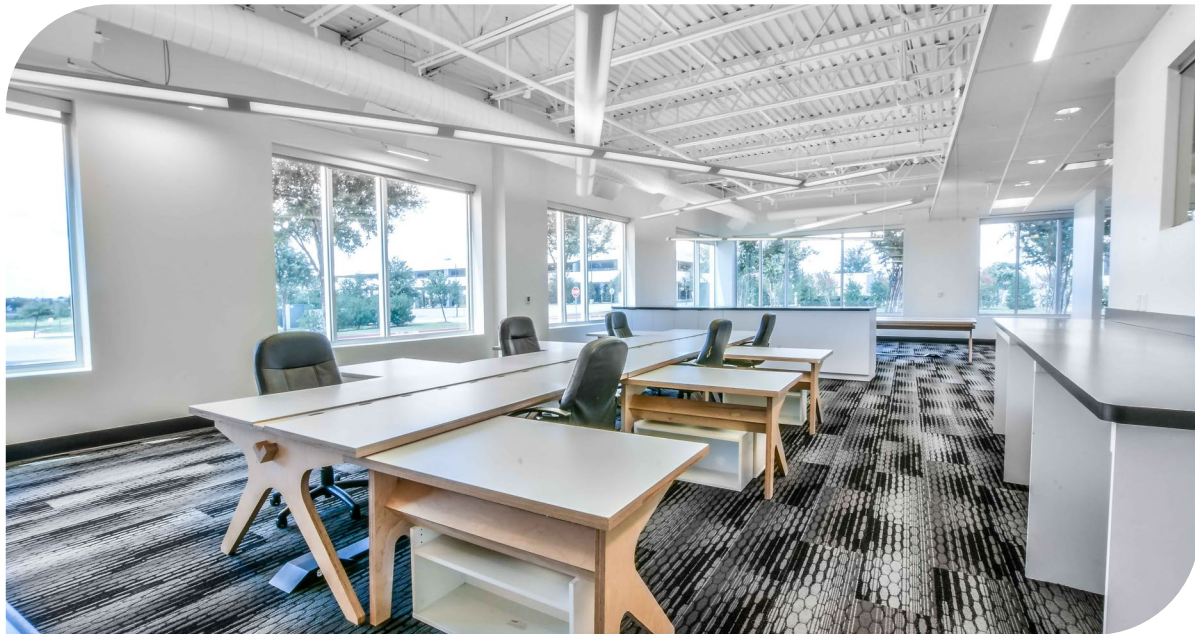
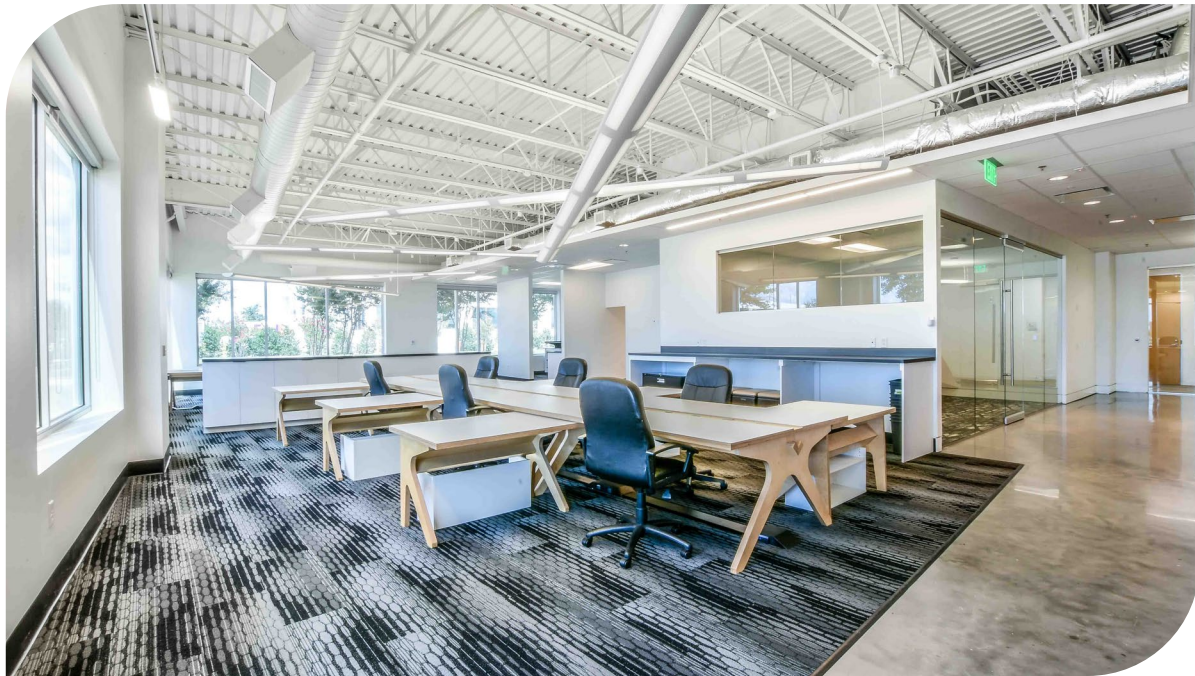
8951 CYPRESS WATERS BLVD | Suite 130

Floor Plan – 1st Floor

Spec Suite 130 – 3,000 SF

Available October 2026





9650 LOCKE STREET





9650 **LOCKE STREET**

302,237 SF Total

10 Stories

Balconies on 3 Floors

Overlooking the Lake

Available Q3 2024

4/1,000+ Structured Parking

9 Hole Putting Green

3,800 SF Fitness Center Next Door

Conference Centers on 1st Floor

Events, Concerts & Free Fitness Classes

Next Door to Sound Retail

Direct Access to Lakeside Walking Trail



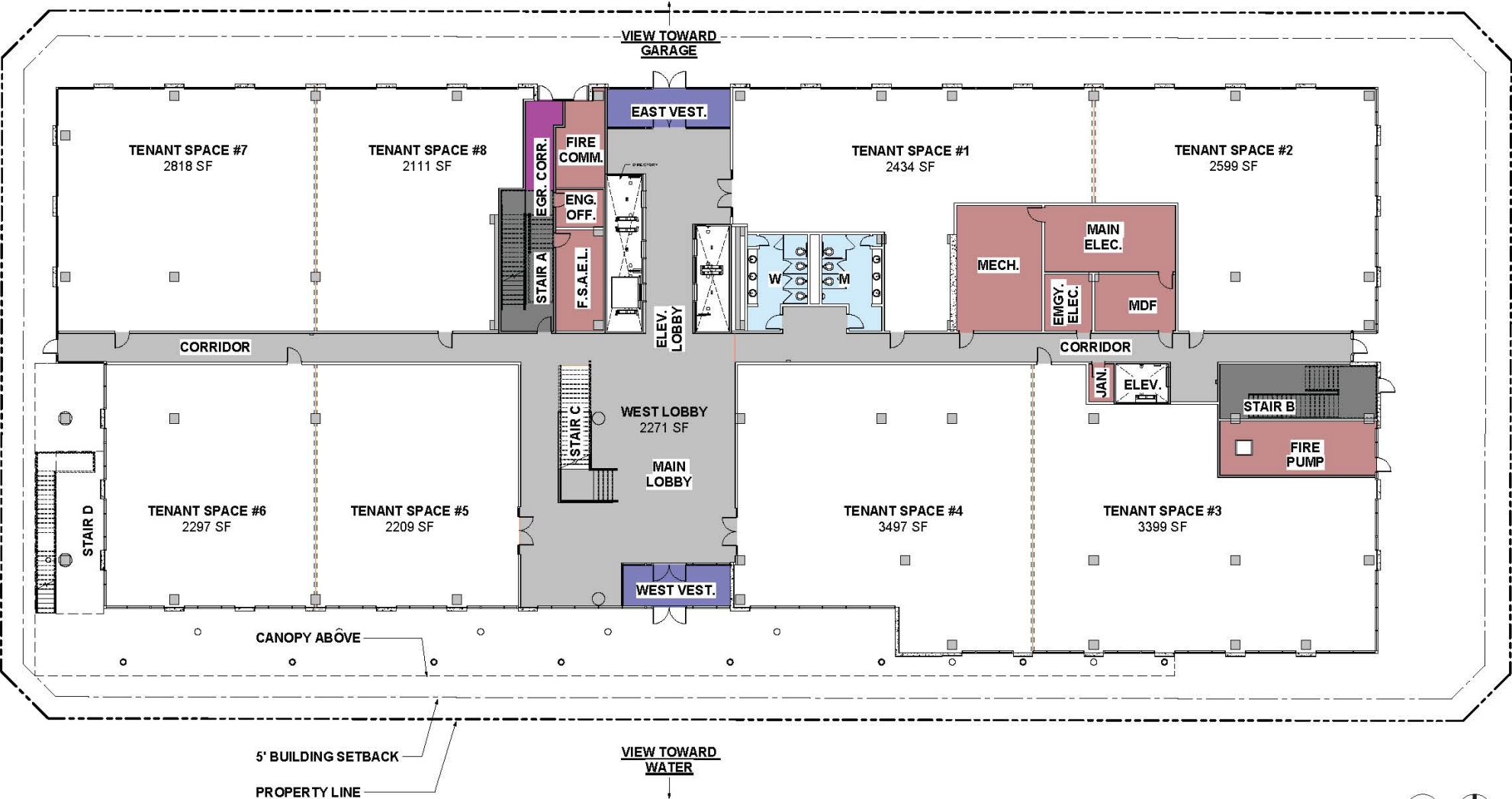






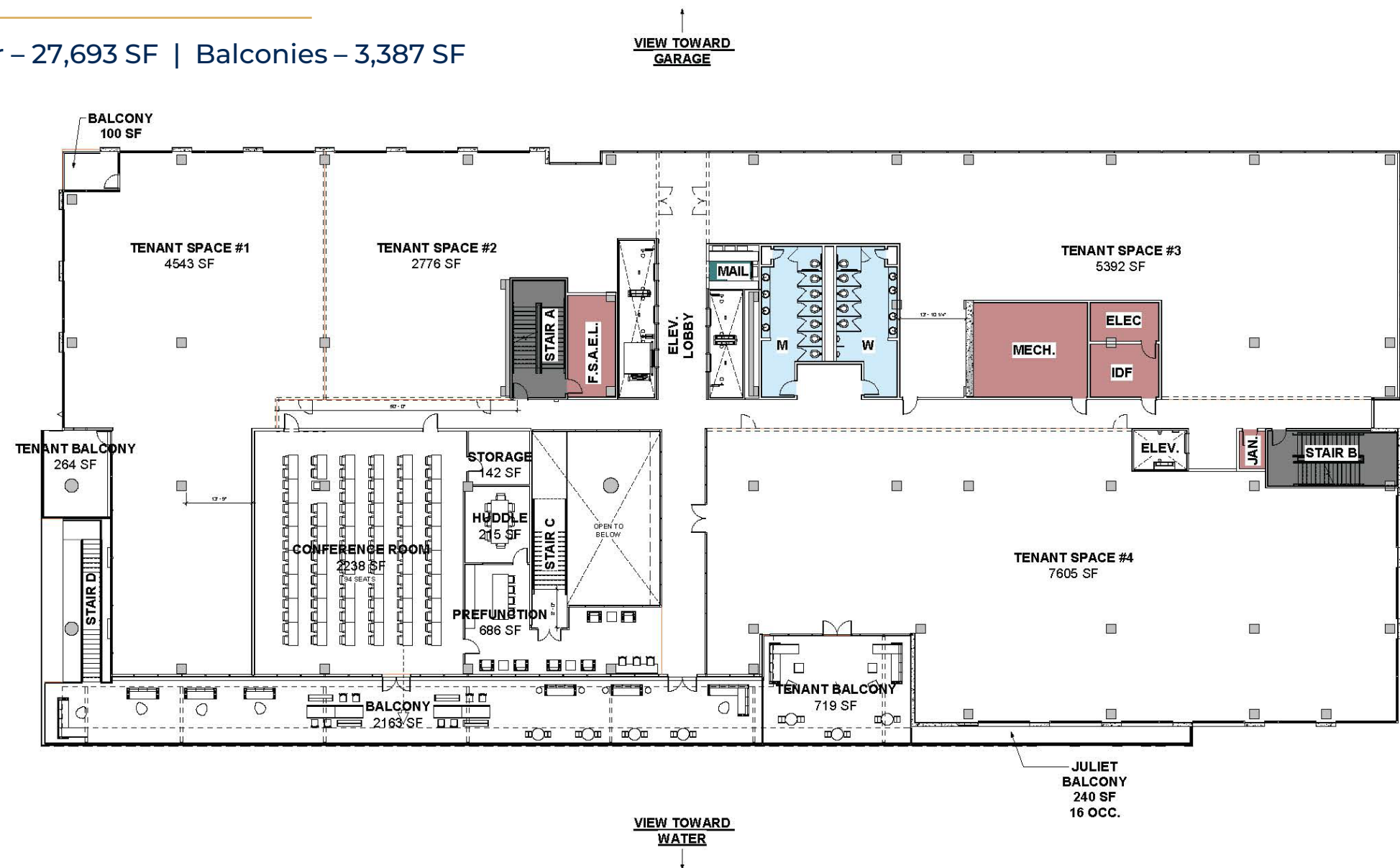
1st FLOOR

Full Floor – 30,073 SF



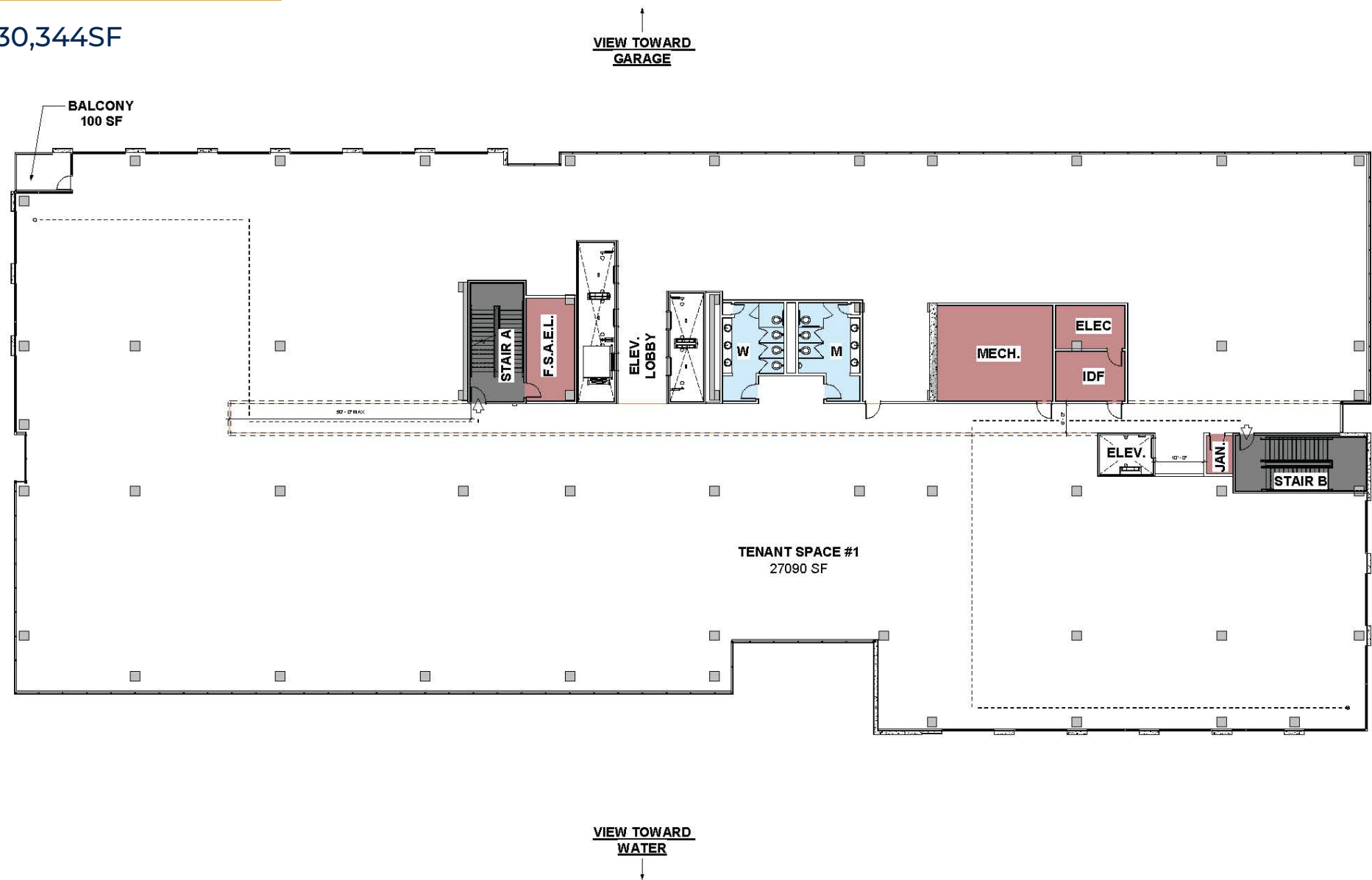
3rd FLOOR

Full Floor – 27,693 SF | Balconies – 3,387 SF



4th – 10th FLOOR

Full Floor – 30,344SF









3350 OLYMPUS BLVD









3350 OLYMPUS BLVD

250,000 SF Total Building

50,000 SF Floor Plates

5 Stories with Balconies on 4 Floors

1 Acre Park with Seating, WiFi & Fountains

5/1,000+ Surface + Structured Parking

On-Site Fitness Center

100 Seat Conference Center

Walkable to Sound Retail

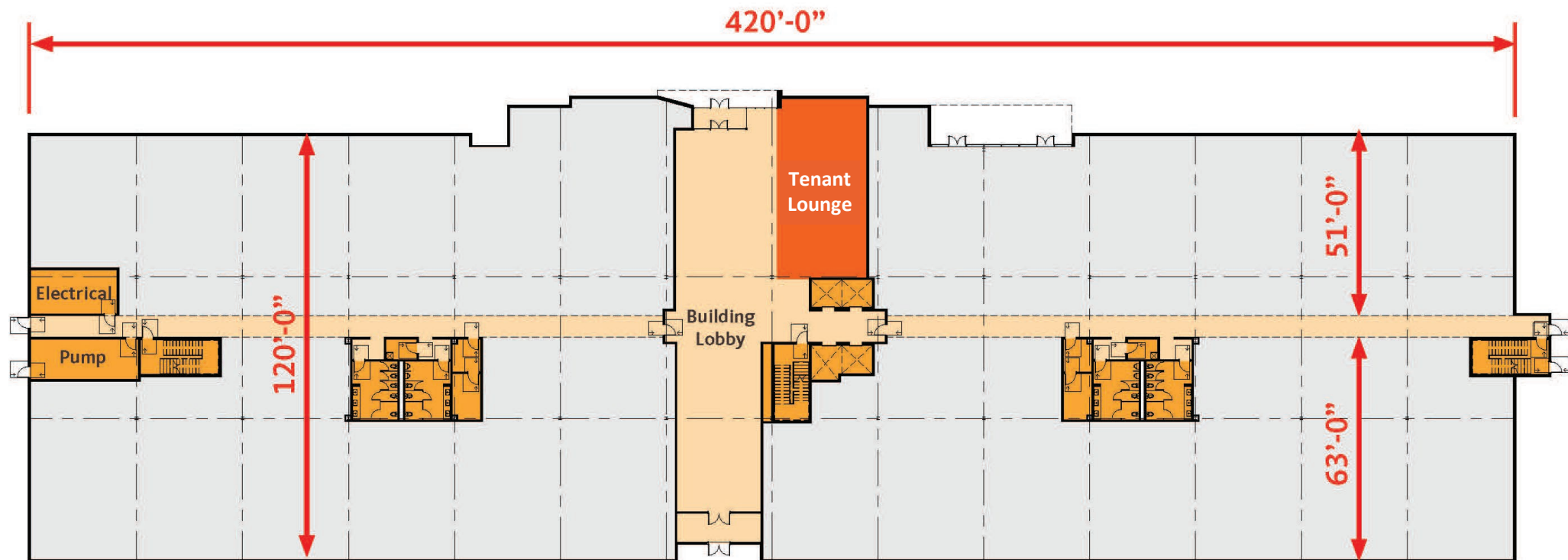
Direct Access to Paved Walking Trails

Top of Building Signage Available

FLOOR PLAN

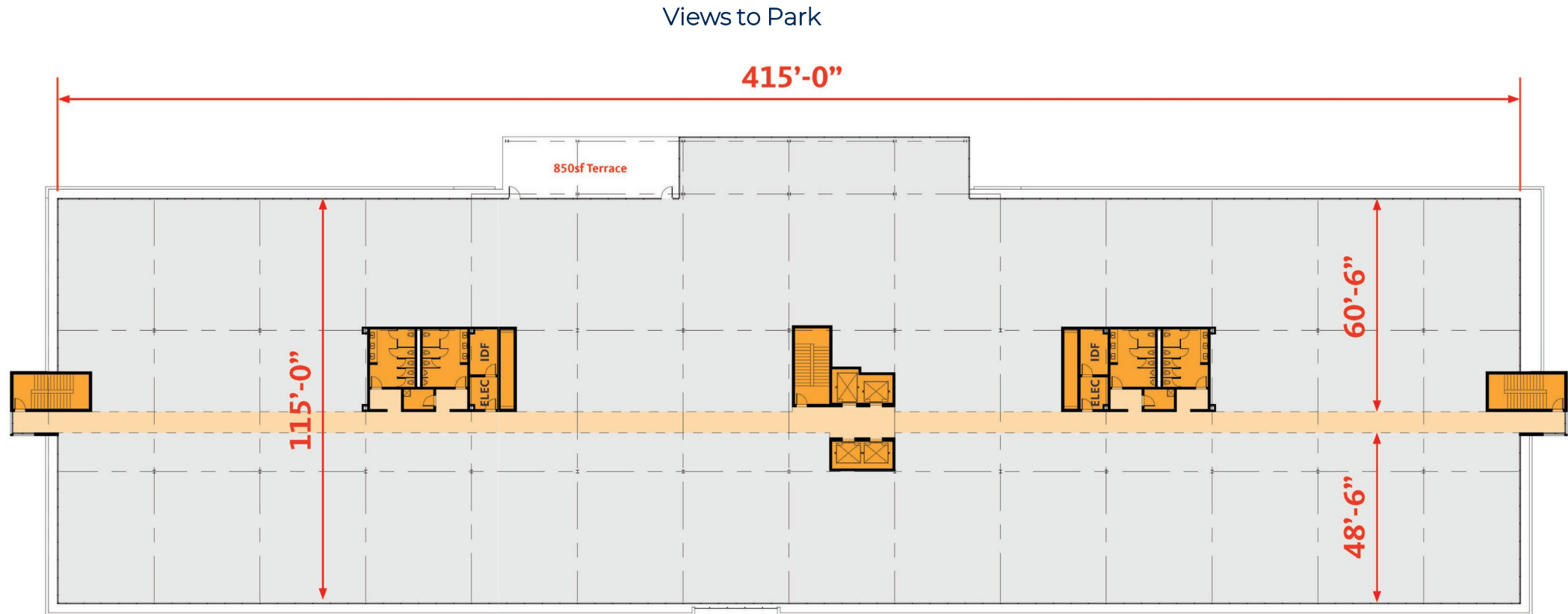
Level 1 – 50,000 SF

Views to Park

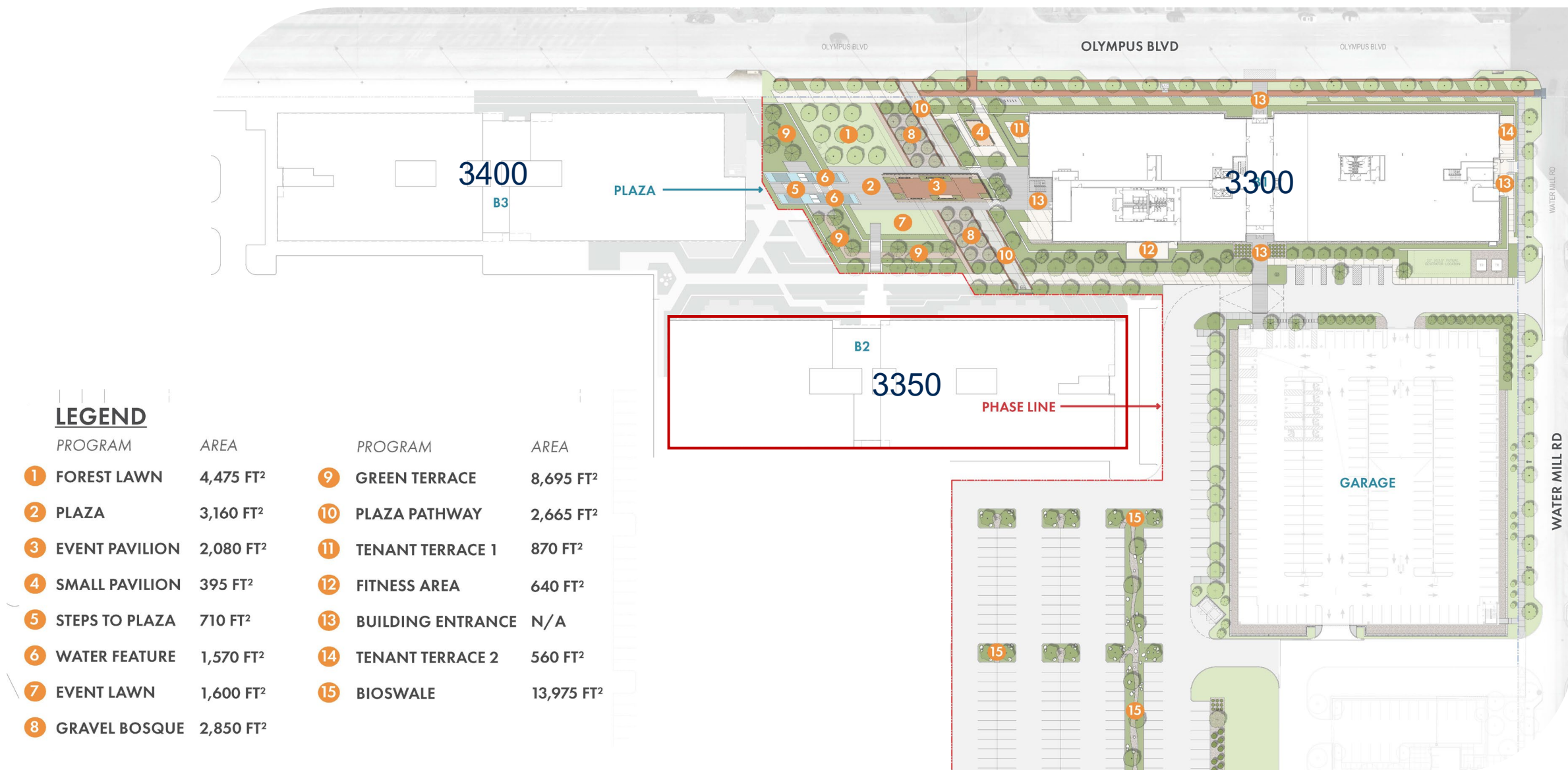


FLOOR PLAN

Level 3-5 – 50,000 SF



PARK PLAN



3400 OLYMPUS BLVD





3400 OLYMPUS BLVD

250,000 SF Total Building

50,000 SF Floor Plates

5 Stories with Balconies on 4 Floors

1 Acre Park with Seating, WiFi & Fountains

5/1,000+ Surface + Structured Parking

On-Site Fitness Center

100 Seat Conference Center

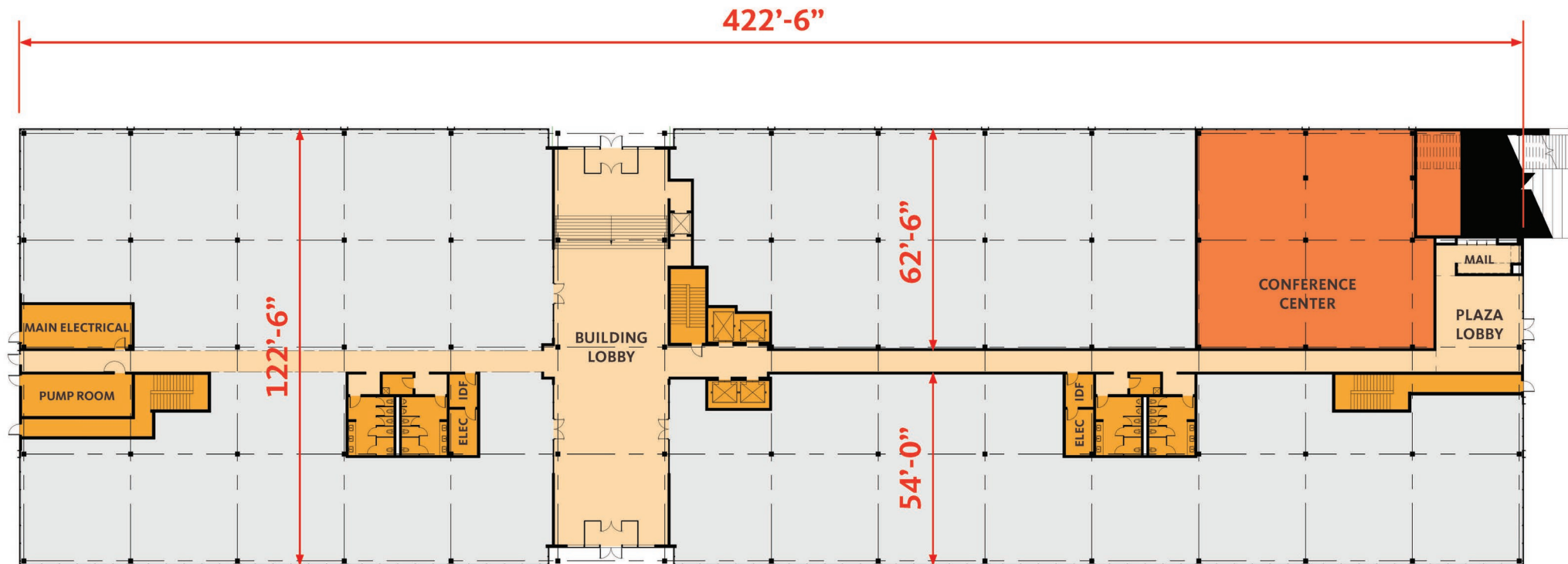
Walkable to Sound Retail

Direct Access to Paved Walking Trails

Top of Building Signage Available

FLOOR PLAN

Level 1 – 50,000 SF



Thank You.

For Leasing Info:

Lucy Burns 214.270.0998 | Marijke Lantz 214.270.0970

2999 | 9650 | 3300 | 3350 | 3400