



CYPRESS WATERS

3300 OLYMPUS BLVD



CYPRESS WATERS

Cypress Waters' is a 1,000 acre sustainable, mixed-use, master-planned community with commercial office, retail, multi-family residences, and three schools. Located in the City of Dallas and the Coppell Independent School District, Cypress Waters offers a premier address and the best school system in DFW.

The campus reflects 21st century corporate values: environmentally sophisticated buildings, extensive natural landscaping, pedestrian trails and streets, and lakeside restaurants. There are regularly scheduled events and amenities abound, such as free weekly yoga and boot camp classes, a lunch shuttle to the restaurants, weekly live music, pop-up markets, festivals, outdoor movies and so much more.

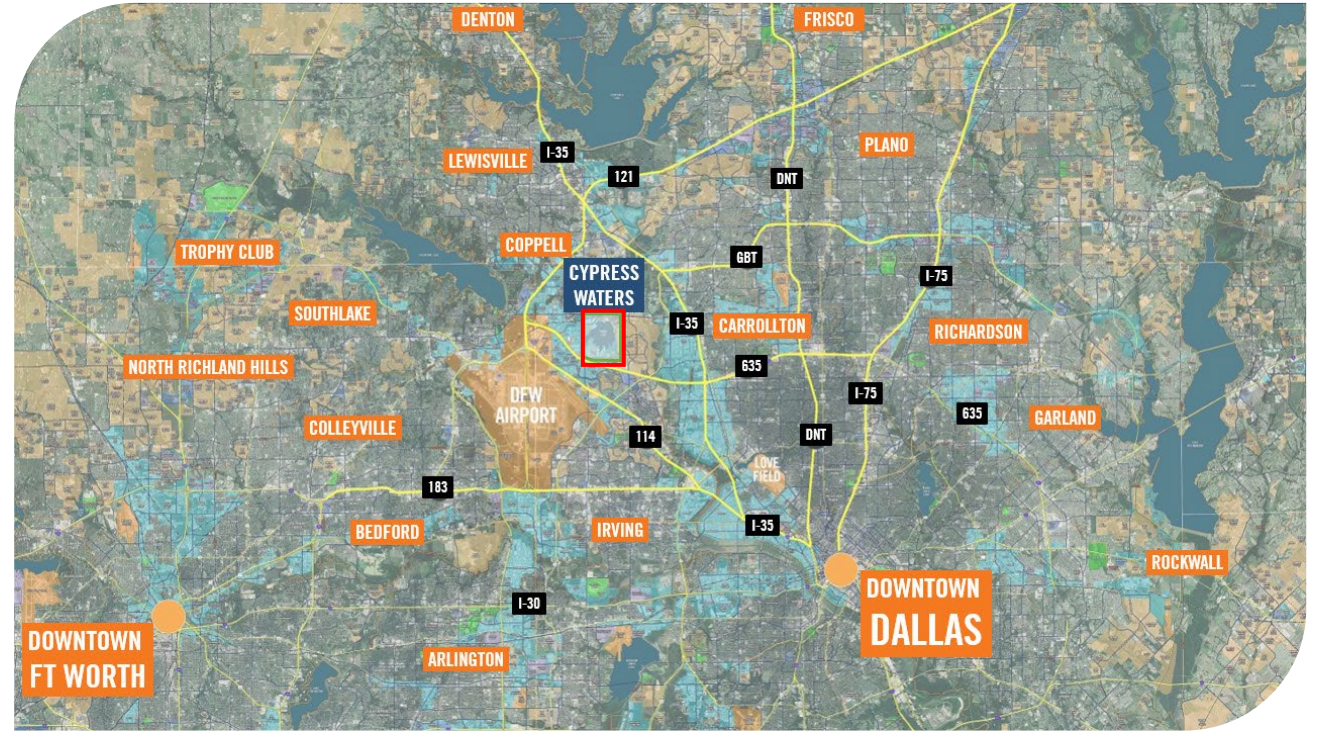
20	16	87
Office Buildings	Restaurants	Corporate Tenants

18,055	5,283
Day Time Population	Residents

Corporate Neighborhood

In the center of Dallas & Ft Worth

- Future **DART light rail** – 1st stop out of DFW airport in 2025
- 30-minute drive - labor force of **4 million** people
- 10-minute drive - **42%** of labor force has college degree
- 16 on-site **restaurants** with **free lunch shuttle** service
- Robust sustainability & **recycling** programs
- 100% **renewable electricity** contracts
- 6 miles of paved **walking trails** around lake
- Several large parks with free wi-fi, speakers & games
- Multiple **fiber options** with on-site power substation
- Airwavz antennas for 5-bar cellular coverage in buildings
- **5G towers** on-site
- Less than 10-minute drive to **DFW airport**
- On-site **Grove Health Clinic, Care Now & CVS Pharmacy**
- Quick access to LBJ, SH-121 & George Bush Turnpike
- Art & Sculpture Throughout Community



NOKIA



verily
Google

SIGNET
JEWELERS



AMN[®]
Healthcare

at home
The Home Décor Superstore

TOYOTA
FINANCIAL SERVICES



mr.
cooper

SMOOTHIE
KING

Meritage
Homes

BLUCCORA

onesource[®]
VIRTUAL

BNSF[®]
RAILWAY

Morgan Stanley

FUNIMATION
SONY



St. Jude Children's
Research Hospital
Finding cures. Saving children.

ASCENT

UT Southwestern
Medical Center

the delta companies

OCC



3300 OLYMPUS BLVD

3 Buildings – Up to 800,000 SF

300,000 SF – 1st Building

6 Stories with Balconies on Floors 1, 2, 3, 4 & 5

1 Acre Park with Seating, WiFi & Fountains

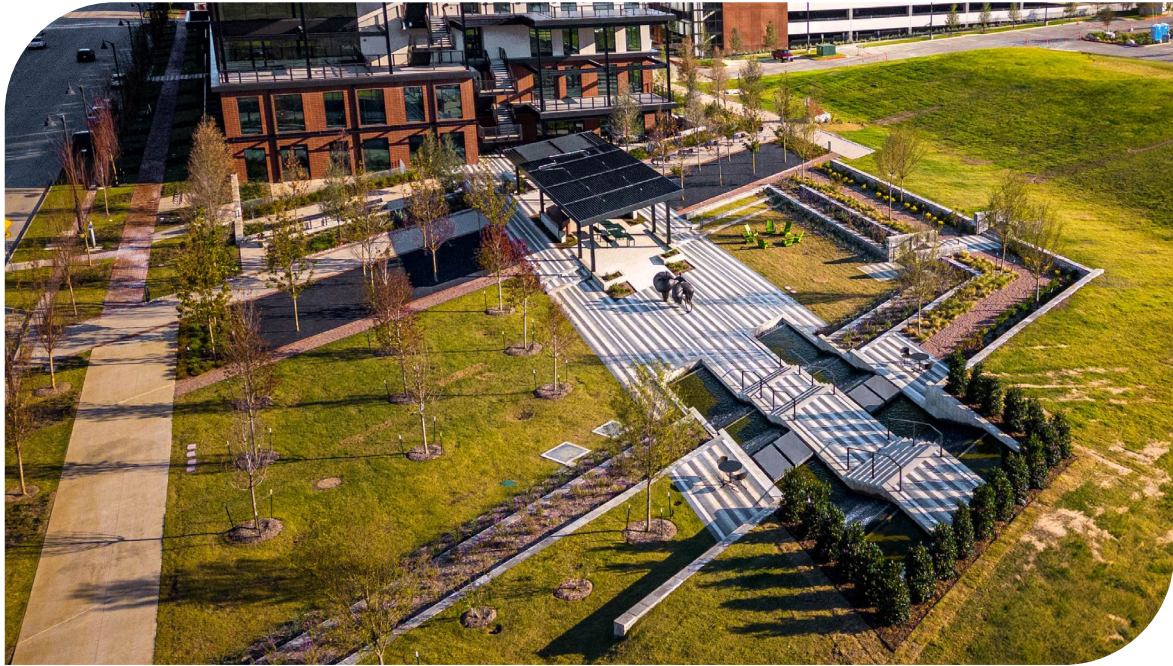
5/1,000+ Surface + Structured Parking

On-Site Fitness Center, Coffee Bar & Mini Market

100 Seat Conference Center Next Door

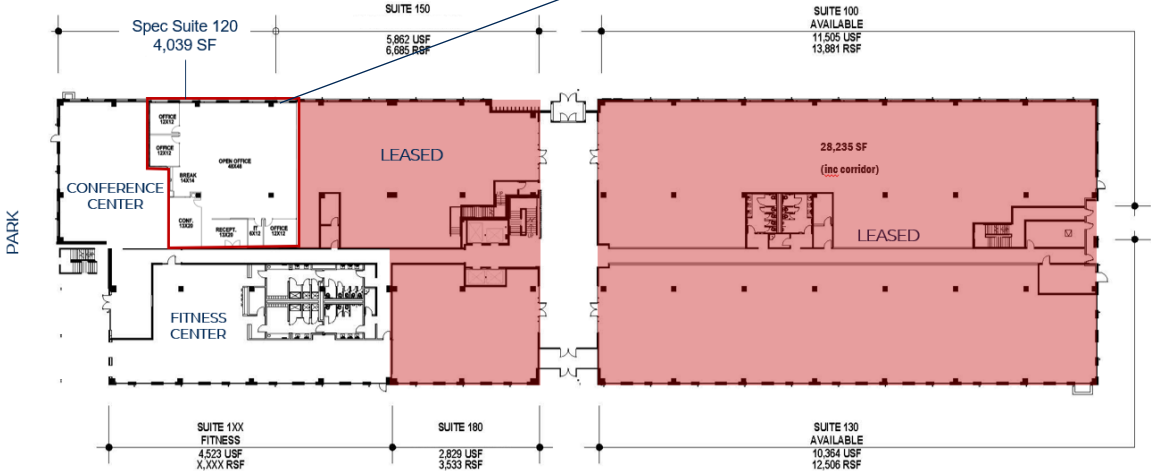
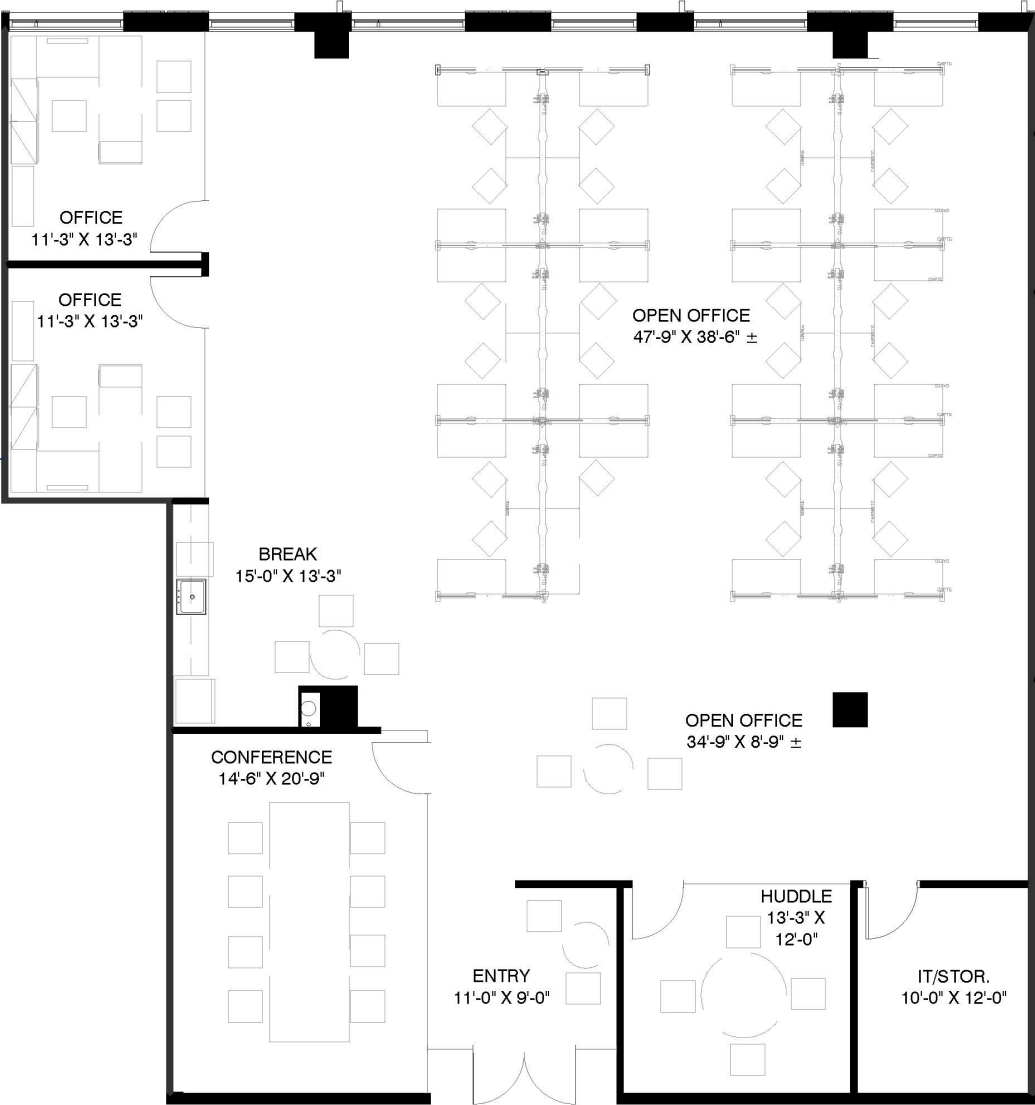
Walkable to Sound Retail





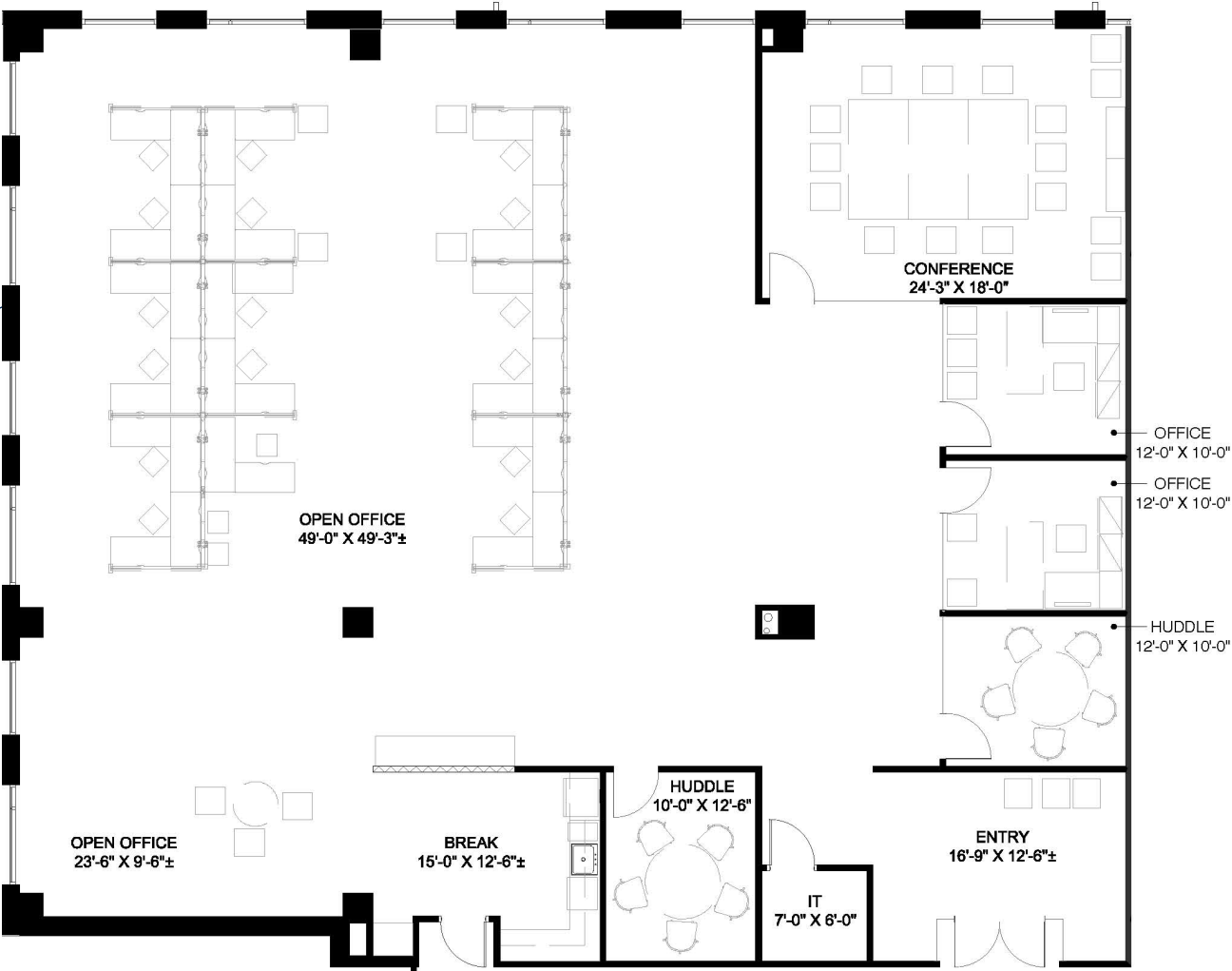
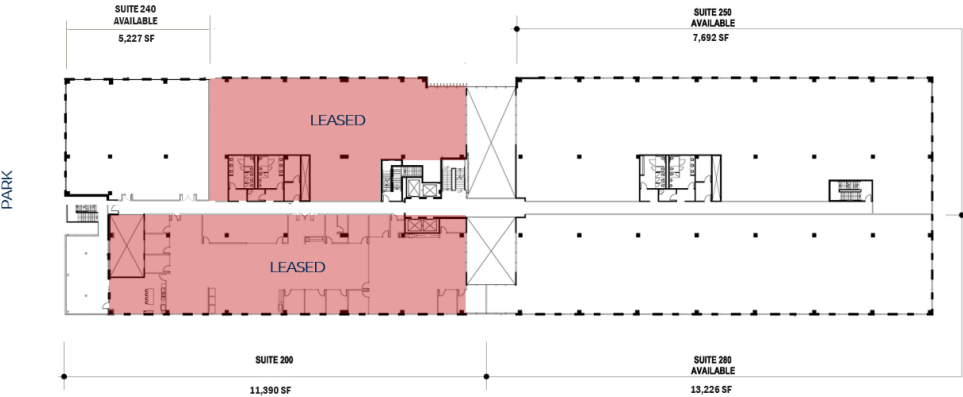
FLOOR PLAN

1st Floor – Suite 120 – 4,039 SF



FLOOR PLAN

2nd Floor – Suite 240 – 5,227 SF



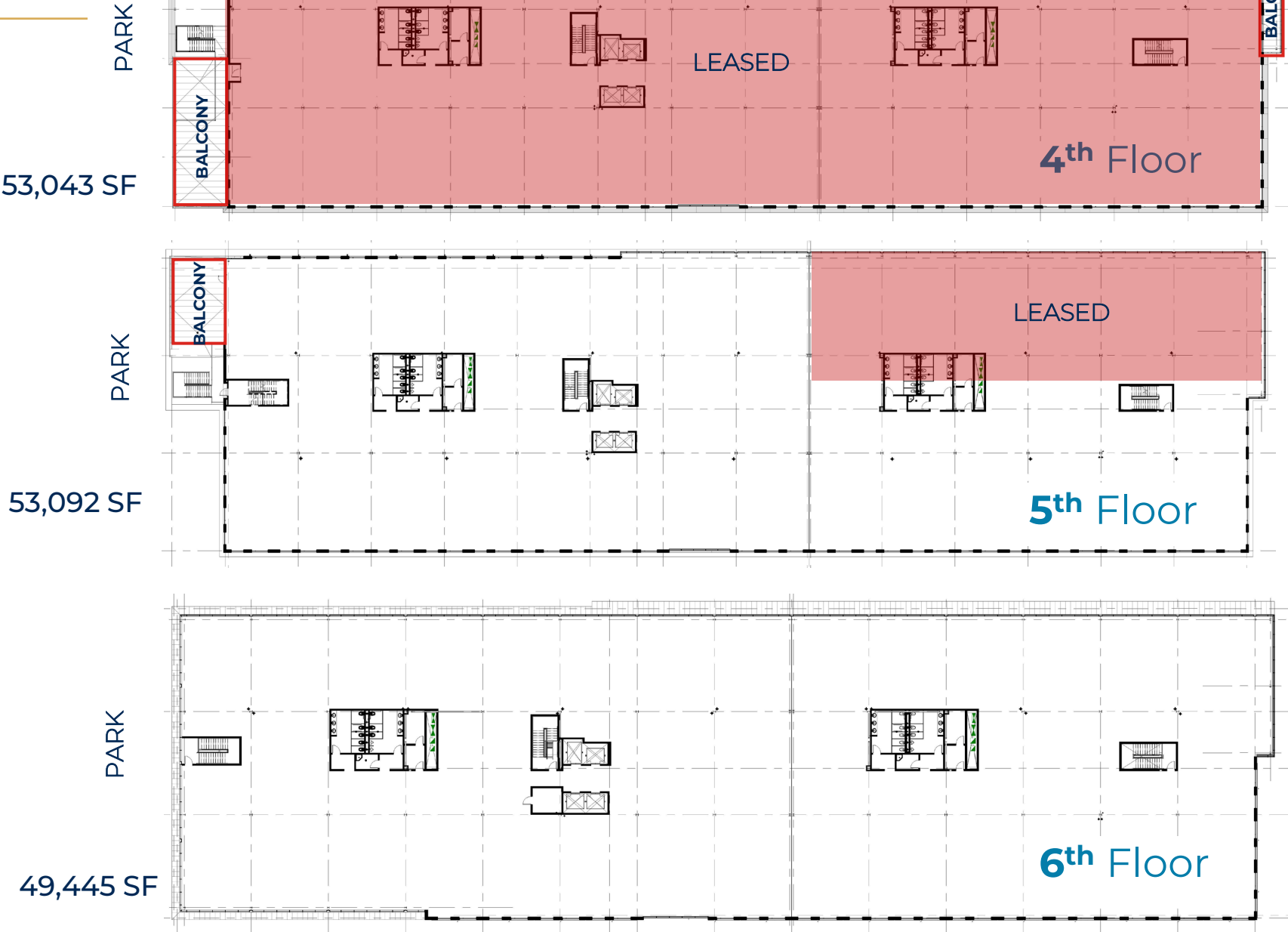
3rd Floor – 10,152 SF Available
51,391 SF Total Floor

51,391 SF Total Floor

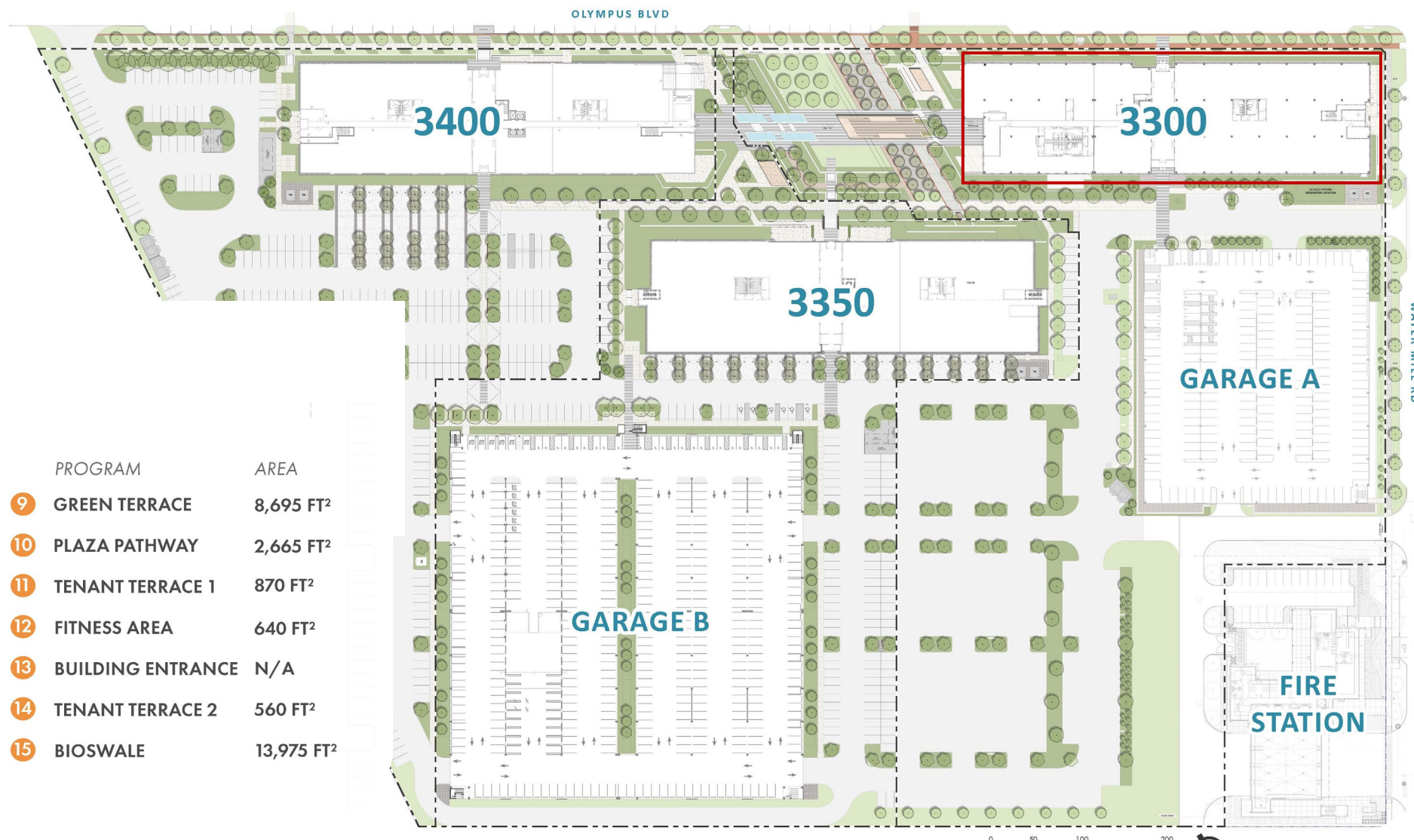


FLOOR PLAN

4th 5th & 6th Floors



PARK PLAN

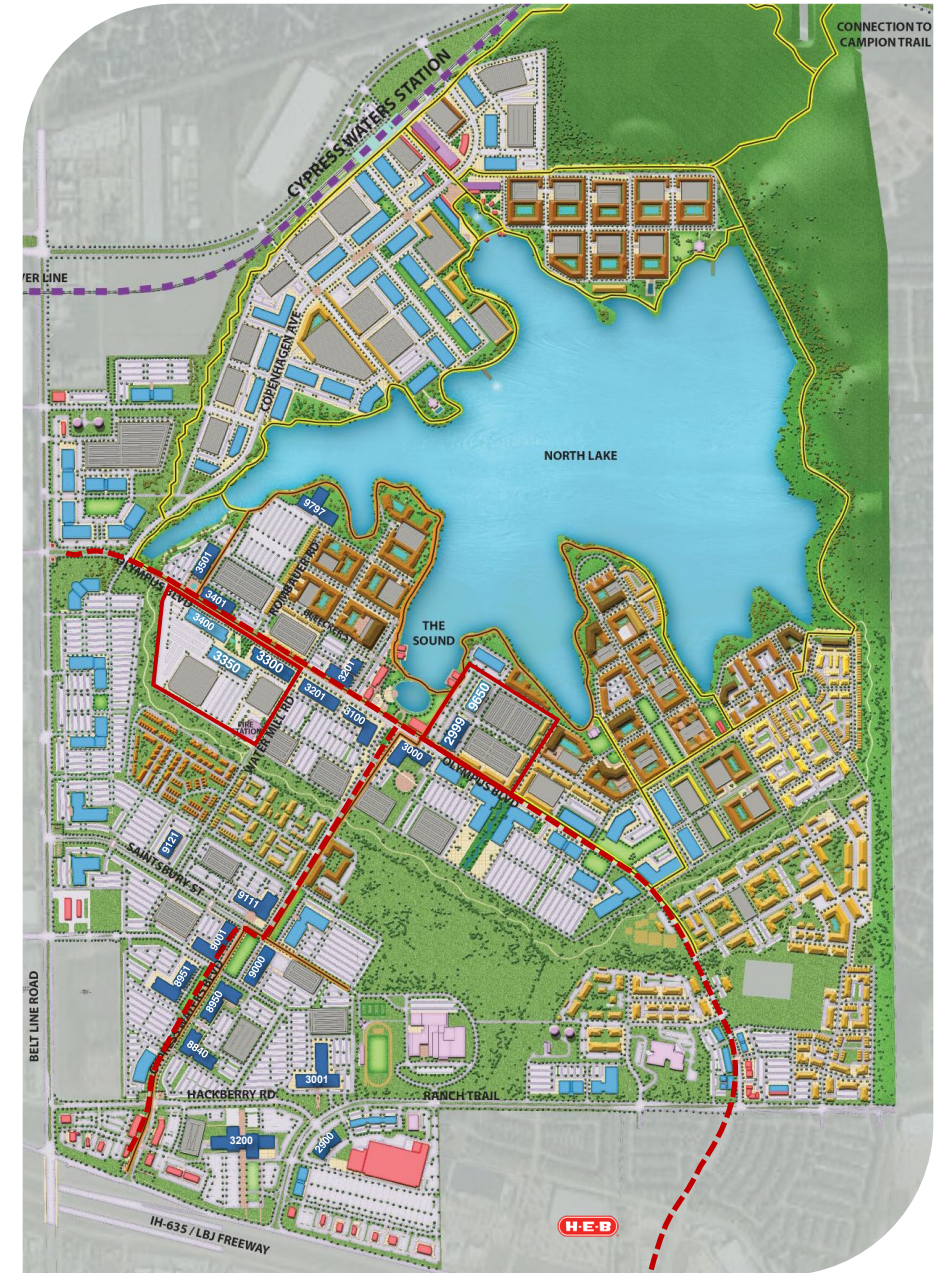


LEGEND

PROGRAM	AREA	PROGRAM	AREA
1 FOREST LAWN	4,475 FT ²	9 GREEN TERRACE	8,695 FT ²
2 PLAZA	3,160 FT ²	10 PLAZA PATHWAY	2,665 FT ²
3 EVENT PAVILION	2,080 FT ²	11 TENANT TERRACE 1	870 FT ²
4 SMALL PAVILION	395 FT ²	12 FITNESS AREA	640 FT ²
5 STEPS TO PLAZA	710 FT ²	13 BUILDING ENTRANCE	N/A
6 WATER FEATURE	1,570 FT ²	14 TENANT TERRACE 2	560 FT ²
7 EVENT LAWN	1,600 FT ²	15 BIOSWALE	13,975 FT ²
8 GRAVEL BOSQUE	2,850 FT ²		

12 Million Square Feet of Office Space

	Current Office Space 4.1 Million SF Today		10,000 Multi-Family Residences 2,929 Units Today + 541 Under Const.
	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
	Future DART Light Rail Opens Q4 2025		LBJ/IH-635 Access From Olympus or Belt Line





2014

Corporate Neighborhood



Coming Soon



On-Site Restaurants

A Quick Walk Or Short Drive On Campus

Other On-Site Retail:

- On-Site Health Clinic & Urgent Care
- CVS Pharmacy
- Two 7-Eleven Stores
- Enamel Dental
- Lux Nail Spa & Salon
- Applejacks Premium Spirits
- Amegy Bank
- Green Acres Nursery
- Momo Dumplings
- Cinnaholic
- La Duni Pastry Vending
- Strong Pilates – Coming 2026



Coming Soon



Coming Soon

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



LOBBY FOOD DELIVERY



MOBILE APP

VISIT CYPRESSWATERS.COM/AMENITIES OR DOWNLOAD OUR MOBILE APP



Tenant Events

Give Your Employees Community & Convenience

Live Music

Pop-Up Markets

Outdoor Movies

Fun Runs & 5Ks

Farmer Market

Cinco De Mayo Party

Fall Festival

Happy Hour

Dog Park

Wine Down Wednesday

Yoga in the Park

Boot Camp Classes

Meditation Classes

Booster Fuels

Fitness Centers

Art & Sculpture

Lobby Food Delivery

Wi-Fi in the Parks

Events at The Sound

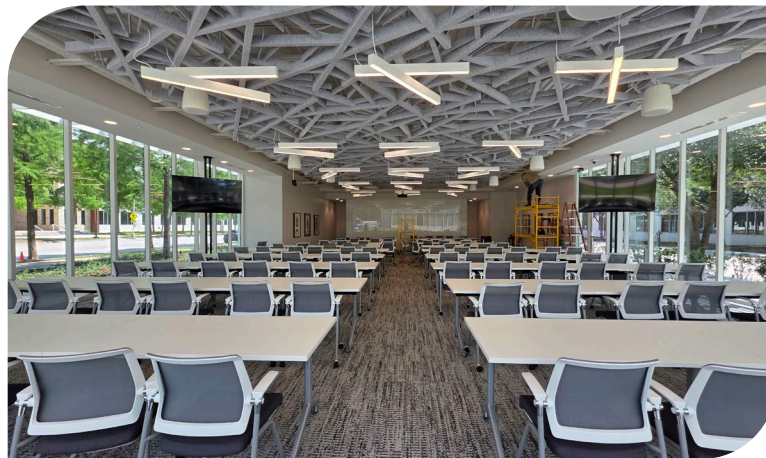
Recycling Events

Charity Drives

Mobile App

Car Wash & Detail

Fitness Contest Challenges





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.

2,337 Units Built

592 Under Construction

\$1.70 - \$2.20/sf Price Points

Tenant Employee Move-In Specials

Sustainability

For us it's not a fad. It's in our DNA.

Here's a snapshot of what we achieved in 2023.

2,018,790

Paper, Glass, & Plastic
POUNDS RECYCLED

29,612

Pounds of
E-WASTE RECYCLED

1,747,693

KW Hours of
ELECTRICITY SAVED

47,748

Gallons of
WATER SAVED

9,121

TREES PLANTED
(Since 2017)

Other services at Cypress Waters:

Daily Recycling

Construction Recycling

EV Car Charging Stations

Shredding Events

Water Conservation

Renewable Electricity

E-Waste Collection

Tree Planting

Green Janitorial Supplies

Battery Recycling

Lake Water Irrigation

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Thank You.

For Leasing Info:

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