



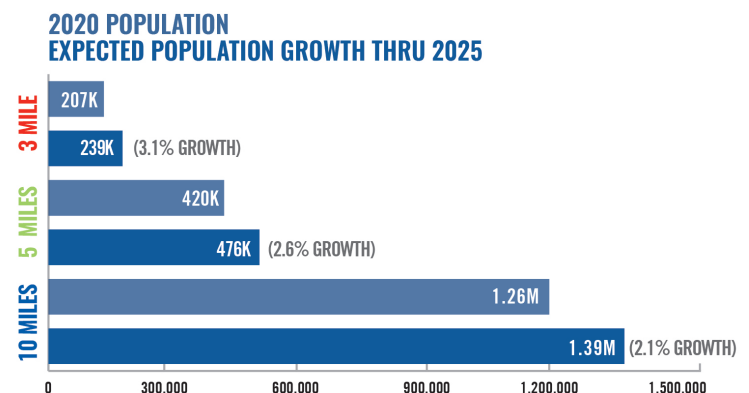
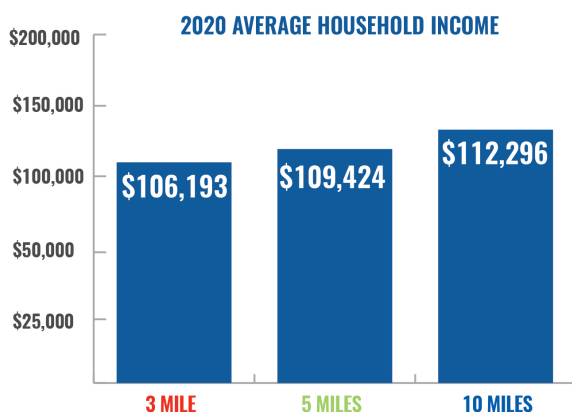
6275
W. PLANO PARKWAY

The perfect address for business efficiency **AND BREAKTHROUGH IDEAS.**

There are multiple sides to every success story, and we cater to all of them: A prime North Dallas address near where your employees live—and where business is done today. Immediate access to major highways, restaurants and retail, and the flexibility to grow with your company. A true community of creative business minds with a tech-savvy signature. In other words, it's the corporate environment perfected from every angle.



DESIRABLE DEMOGRAPHICS





COUNTLESS AMENITIES, LESS THAN FIVE MINUTES AWAY.

- 111 restaurants
- Destination retail at the Shops at Willow Bend
- Numerous boutiques
- Equinox & LA Fitness club

ARTISTRY IS ALWAYS ON DISPLAY.

We believe art is an essential part of an inspiring and invigorating work environment. Everywhere you look, you'll find paintings, sculptures and more drawn from our extensive collection and designed to enhance the lives of our tenants and visitors.

WORKING FOR A SUSTAINABLE FUTURE.

Billingsley is committed to green practices with a recycling program reporting 10,139 tons of recycled commodities and 36,395 pounds of e-waste in 2020.

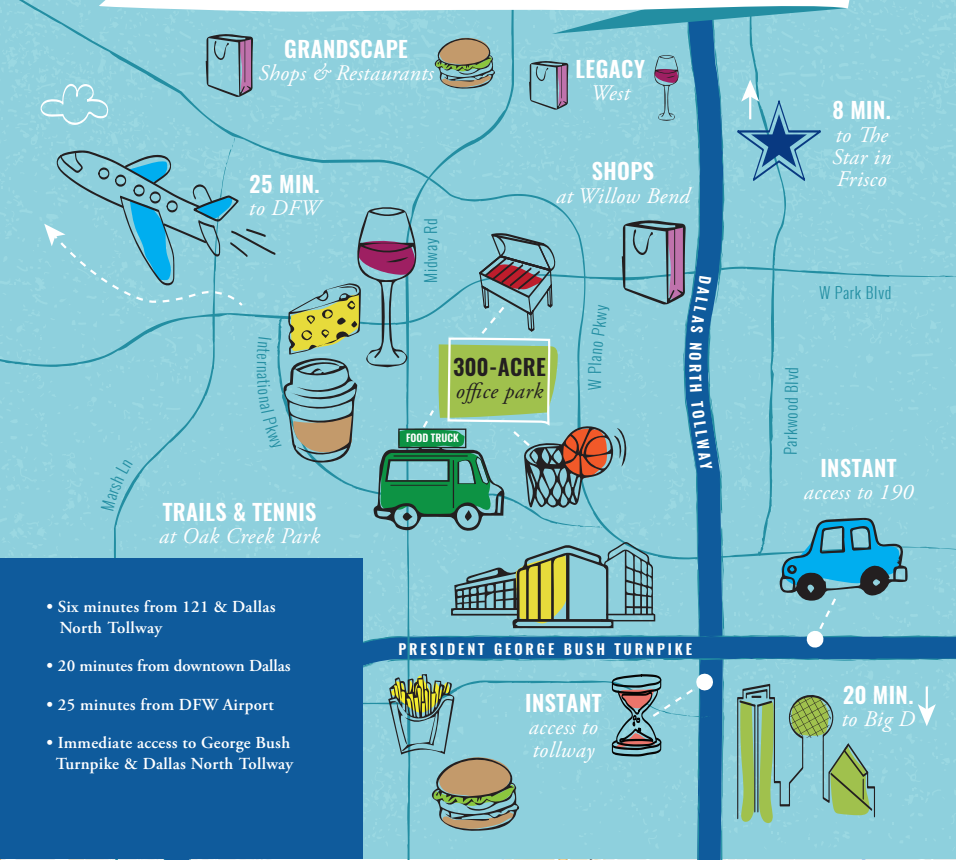
The impact is equivalent to 4,737 saved trees, 8.4 million kWh of saved energy, 13.5 million gallons of water saved and 267,264 pounds of paper saved from landfills.

All Billingsley office building electricity contracts are 100% renewable energy.

A HIGHER BAR FOR HIGH TECH.

- Extremely low contracted in place electricity rates
- Fiber and power redundancy ensures no lost time or revenue due to outages
- Two separate substations, with dual feed power running to selected buildings
- Generator pad sites available in all buildings
- High-speed fiber-optic cabling for data, voice and video transmission
- Multiple fiber providers: AT&T, XO, Grande and Verizon
- Dual points of entry into many buildings (both fiber and electrical)
- SONET ring fiber-optic infrastructure ensures companies are always online
- Connectivity between buildings
- Underground infrastructure provides uninterrupted service and reliability

A CAMPUS CLOSE TO EVERYTHING.



- Six minutes from 121 & Dallas North Tollway
- 20 minutes from downtown Dallas
- 25 minutes from DFW Airport
- Immediate access to George Bush Turnpike & Dallas North Tollway



6275 W. PLANO PKWY

Five Floors

252,000 SF Total

Balconies on 4th & 5th Floor

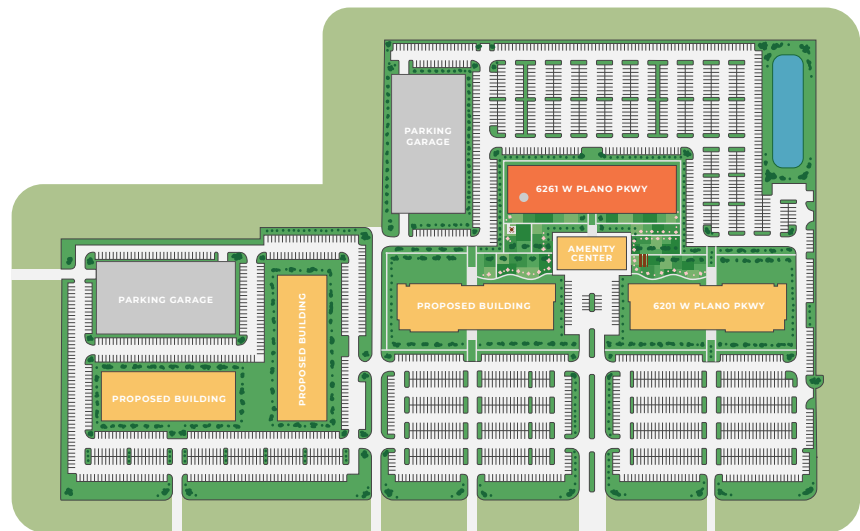
5/1,000 Structured+Surface Parking

Amenity Center Next Door

Park with Paved Trails & Outdoor Seating

5 PHASES - Expansion Opportunities

- Amenity Center (Built)
- Phase 1: 173,458 sf (Built)
- **Phase 2: 252,000 sf (In Process)**
- Phase 3: 180,900 sf (Future)
- Phase 4: 172,800 sf (Future)
- Phase 5: 158,400 sf (Future)

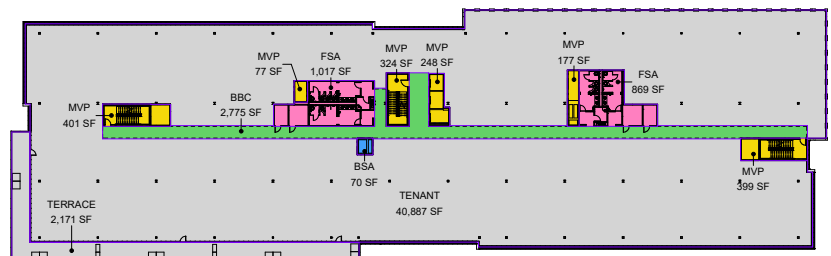


TYPICAL FLOOR PLAN

50,400 SF Floor Plates

Structure Bay: 30' x 40'

15' Slab to Slab

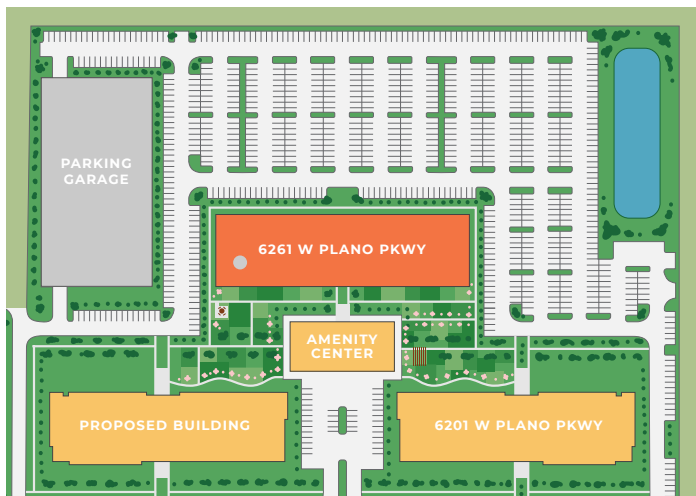




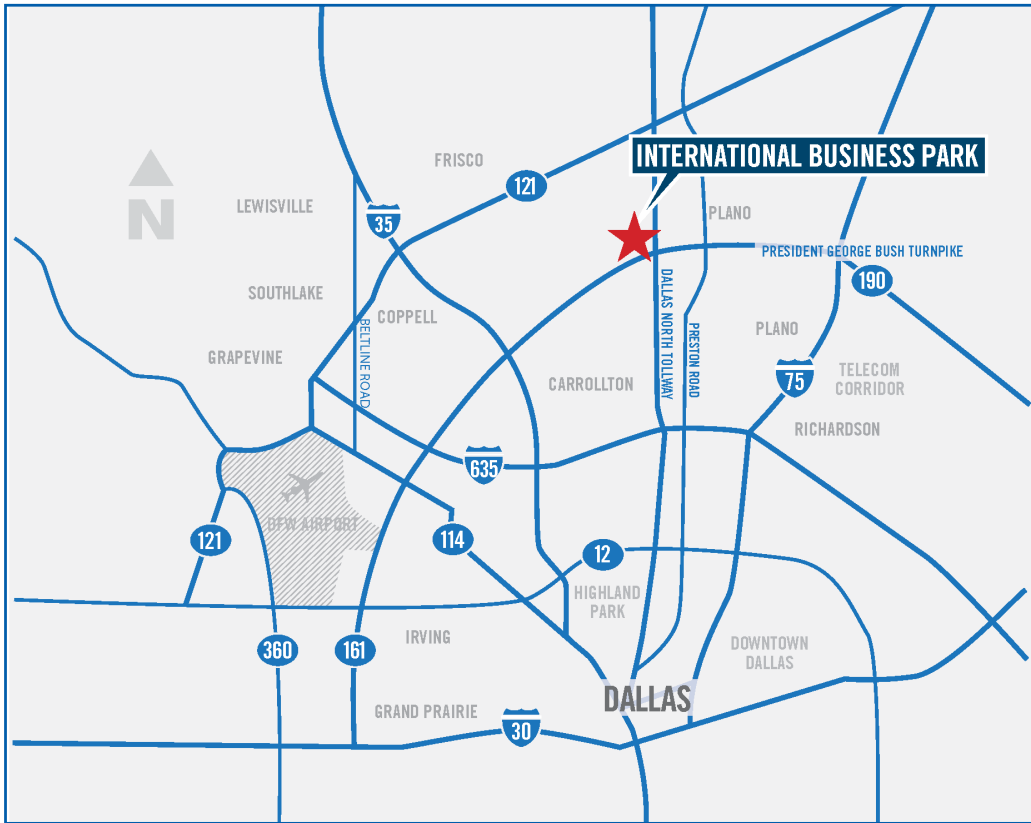


AMENITY CENTER

6221 W. Plano Parkway
 100 Seat Conference Center
 Fitness Center with Cardio & Free Weights
 Locker Rooms with Showers & Towels
 Tenant Lounge with Free Wi-Fi
 Grab & Go Mini-Market
 Coffee Bar Next Door
 Park with Paved Walking Trail Outside
 Art & Sculpture Throughout Community



CENTRAL LOCATION



DRIVE TIME

Immediate access to SH 190 makes commuting convenient from any location.

MILES	Minutes
5	Plano 1 Min
6	SH-121+Dallas North Tollway 6 Min
9	Frisco 7 Min
	Lewisville 12 Min
13	Love Field Airport 17 Min
14	Allen 15 Min
20	Downtown Dallas 20 Min
20	DFW Airport 20 Min

NEARBY RETAIL



> 5 MILES

Countless amenities within a 10 minute drive.

1,042	Restaurants
445	Shopping/Retailers
73	Hotels
165	Banks
42	Day Cares
129	Pharmacies
71	Schools

ADDITIONAL AMENITIES

- Food trucks & lobby food delivery service
- On-demand auto wash/detail & car refueling
- Outdoor areas with grills & wi-fi
- Monthly tenant events & contests
- Unbeatable access to North Dallas and the Tollway
- Top-of-building signage opportunities
- Visible from Dallas North Tollway
- Class AA drive-up appeal
- Walking distance to Shops At Willow Bend and hundreds of restaurants & retail on Park Blvd



You've found an
INSPIRED ADDRESS FOR YOUR SUCCESS.

International Business Park | Plano, TX 75093

For leasing information, contact Trevor Franke or Gini Rounsaville | Phone: 214-438-6100

ibptexas.com