



INTERNATIONAL BUSINESS PARK

ibpbusinesspark.com



Developed by:



INTERNATIONAL BUSINESS PARK

IBP gives fast growing companies the advantage that was once only afforded to giant corporations by providing flexible options and a variety of spaces within 300 acres in a prime North Dallas location.

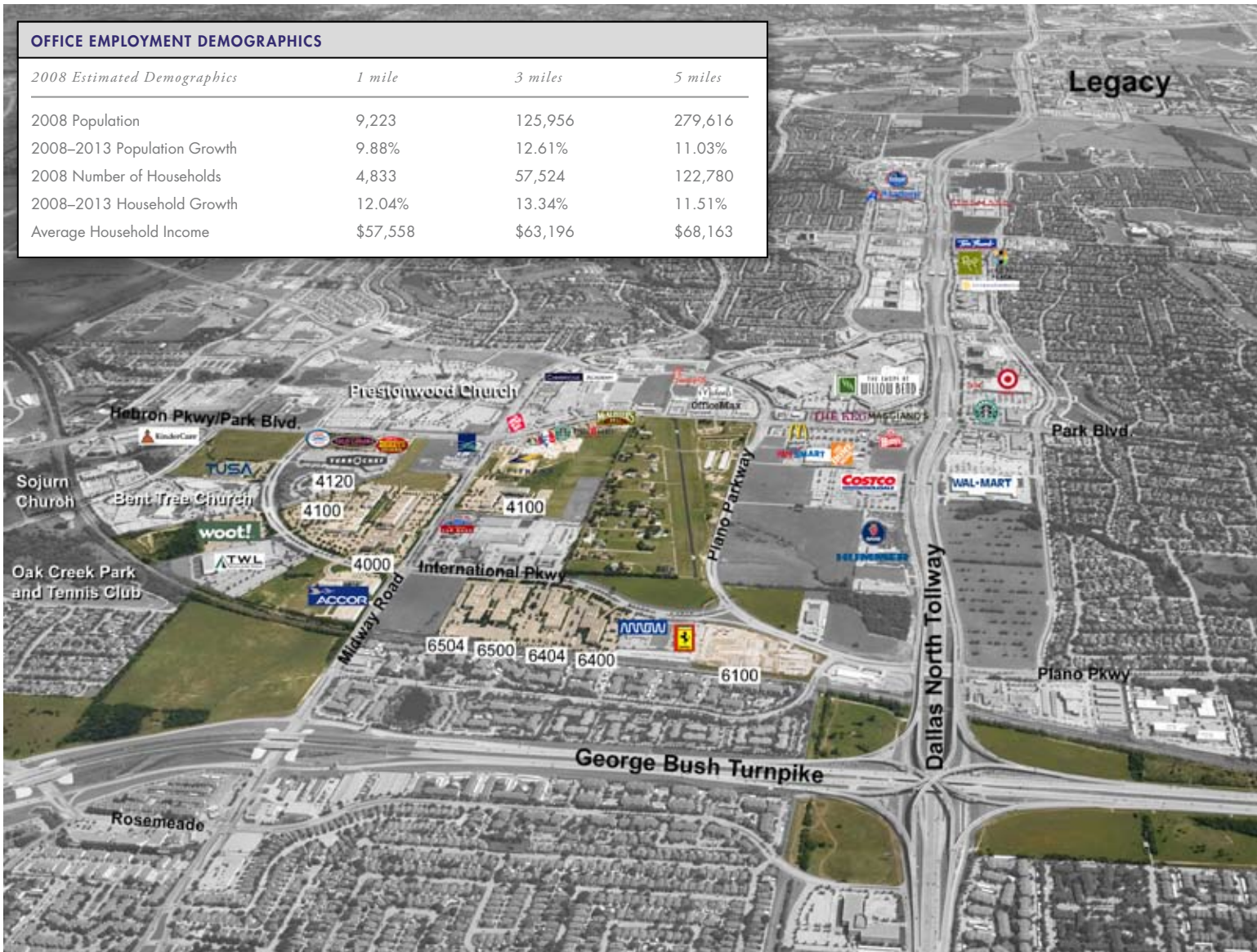


INTERNATIONAL BUSINESS PARK includes a health club, dining facilities, central gardens, gas grills, picnic tables, sports courts, food service and available external laptop power points.

CAMPUS MAP 02.01.10

OFFICE EMPLOYMENT DEMOGRAPHICS

2008 Estimated Demographics	1 mile	3 miles	5 miles
2008 Population	9,223	125,956	279,616
2008-2013 Population Growth	9.88%	12.61%	11.03%
2008 Number of Households	4,833	57,524	122,780
2008-2013 Household Growth	12.04%	13.34%	11.51%
Average Household Income	\$57,558	\$63,196	\$68,163



ART IS EVERYWHERE AT INTERNATIONAL BUSINESS PARK



FEATURED ARTISTS

Abdullah Al-Sayed

Jaume Ribas

With both office and build-to-suit developments, IBP is a 300 acre office park that will encompass five million square feet of office space when fully built out.

LOCATION

International Business Park is situated at the epicenter of Dallas' coveted Platinum Corridor on acreage adjacent to George Bush Turnpike and the North Dallas Tollway.

1.2 million square feet of office currently developed

30 restaurants and stores

58 businesses – over 3,000 employees

TECHNOLOGY SPECIFICATIONS

Redundancy in both fiber and power assures no lost time or revenue due to outages. IBP is served by two separate sub-stations, with dual power running to selected buildings (6504, 4000, 4120, 4100 Int Pkwy, 4100 Midway). All buildings have generator pad sites available, as well.

- High-speed fiber optic cabling for data, voice and video transmission
- Multiple fiber providers: AT&T, XO, Grande, Verizon
- Contracted providers offer the best electricity rates in the deregulated Texas market
- Dual points of entry into many buildings (both fiber and electrical)
- Complete fiber redundancy
- SONET ring fiber-optic infrastructure assures companies are always online
- Connectivity between buildings
- Generator pad sites available at every building
- Underground infrastructure providing uninterrupted service and reliability
- Modular design allows for quick modification

AMENITIES

- Immediate Access to 190 and North Dallas Tollway
- On-Site Property Management and Maintenance
- Artwork and sculpture gardens
- Multiple parks with water features
- Outdoor plaza and dining areas
- On-site café/Deli
- Outdoor grills and picnic areas
- Ranch House Conference Center
- 24x7 Security

RETAIL SERVICES

Within a 5 minute drive there are 35 restaurants, seven hotels, five day-care centers and destination retail with the Shops at Willow Bend. Additionally, there is a LA Fitness club and countless boutiques and restaurants.

SUSTAINABILITY

Our office park has a commitment to green practices with a recycling program reporting 83.59 tons of recycled commodities in 2009. This is equivalent to 948 saved trees, 240,000 KWH of saved energy, 394,400 gallons of water saved and 182 cubic yards saved from landfill.

ART & SCULPTURE

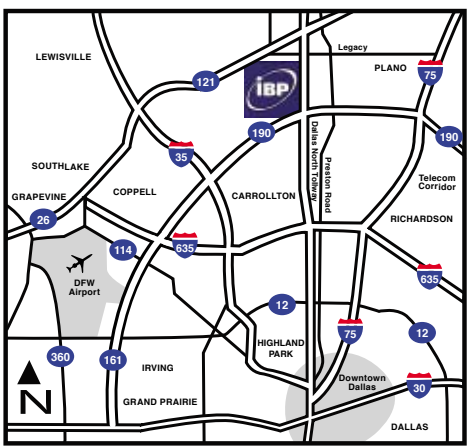
Art is everywhere at International Business Park. Paintings by David Bierk, Jaume Ribas, Miguel Rasero. Sculptures by Tom Orr, Abdullah Al-Sayed, Bruno Rameda, Peter Woytuk and various pieces from Asian collections. Billingsley Company includes art and sculpture in our office communities to inspire and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

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COMMUTING AND DRIVE TIME

- 6 miles from intersection of 121 Sam Rayburn Toll Road & Dallas North Tollway (6-minute drive)
 - 20 miles from the heart of Downtown Dallas (20-minute drive)
 - 20 miles from DFW Airport (30-minute drive)
- Immediate access to 190 George W. Bush Toll Road & Dallas North Tollway (1-minute drive)

PROXIMITY MAP - DALLAS, TX



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