



INTERNATIONAL BUSINESS PARK

ibptexas.com

BUILDING SPECIFICS

- Two Stories
- 99,804 Total SF
- 50,000 SF Floor Plates
- Completed in 2001
- 4:1,000 Parking Ratio
- Dual feed electricity from two substations
- Two 30' x 35' Bays at 100 lbs/foot on 2nd Floor
- 10' Ceiling Height
- 15' Floor to Floor
- Multi Tenant Factor 14.5%
- Single Tenant Factor 6%

AMENITIES

- Immediate access to Dallas North Tollway and George Bush Turnpike
- On-site ownership, 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
- Committed to energy conservation, sustainability and recycling

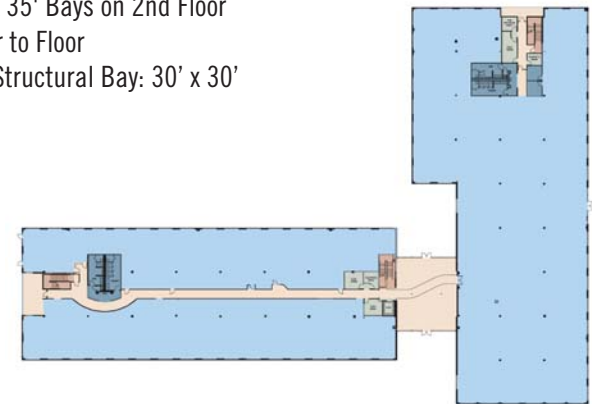
TECHNOLOGY SPECIFICATIONS

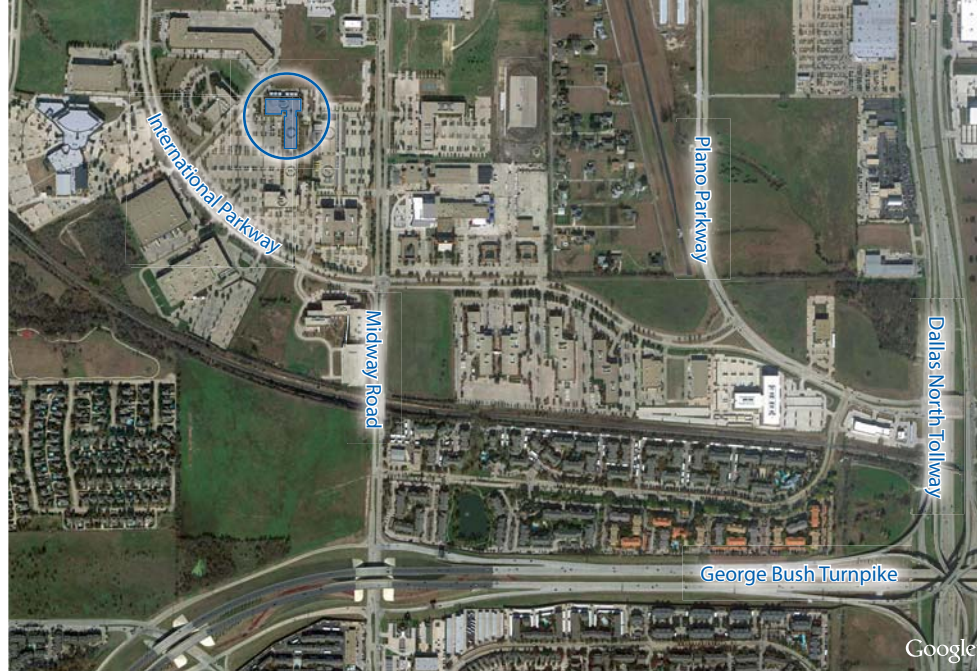
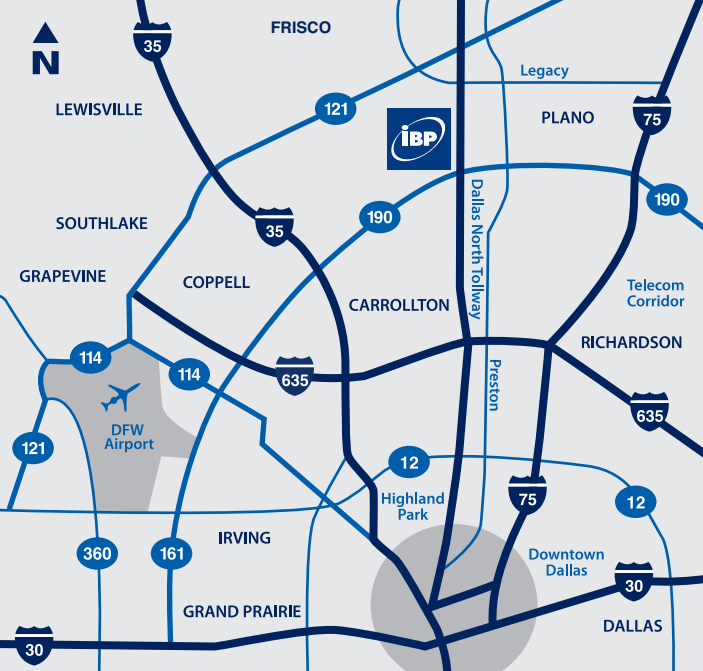
- Dual feed electricity from two substations
- High-speed fiber optic cabling for data, voice and video transmission
- Multiple fiber providers: AT&T, XO, Grande, TW Telecom, AboveNet, FiberLight & Verizon
- Contracted providers offer the best electricity rates in the deregulated Texas market
- Conduit connectivity to 4000 International
- Generator pad sites available

4120 INTERNATIONAL PARKWAY CARROLLTON, TX 75007

TYPICAL FLOOR PLAN

- 50,000 SF Floor Plates
- (2) 30' x 35' Bays on 2nd Floor
- 15' Floor to Floor
- Typical Structural Bay: 30' x 30'





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4120 INTERNATIONAL PARKWAY
CARROLLTON, TX 75007

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

COMMUTING AND DRIVE TIME

Immediate access to George Bush Turnpike (190)
 & Dallas North Tollway

6 miles/6 minutes: To intersection of State Highway 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 5-minute drive there are 35 restaurants, seven hotels, five day-care centers and destination retail at the Shops at Willow Bend. Additionally, there is an LA Fitness club and countless boutiques and retailers.

ART & SCULPTURE

Art is everywhere at International Business Park. Paintings by David Bierk, Jaume Ribas and Miguel Rasero. Sculptures by Tom Orr, Abdullah Al-Sayed, 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.



PELTON
 COMMERCIAL REAL ESTATE

FOR LEASING INFORMATION: Trevor Franke or Aarica Mims | Phone: 214.220.0600 Fax: 214.220.0619 | ibptexas.com

Developed by

Billingsley