

varispace[®]

COPPELL

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450 N. Freeport Pkwy
Coppell Texas, 75019



**CUSHMAN &
WAKEFIELD**



Building Features

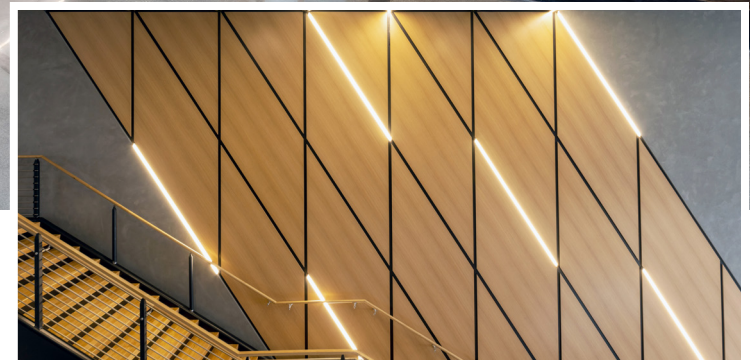
VariSpace® Coppel is designed to elevate the way businesses approach the office. The 165,589 rentable square foot, Class A workspace brings first-class amenities and flexible space solutions together in a multi-tenant campus ideal for enterprise-level tenants.

Sitting at the corner of Freeport Parkway and SH-121, VariSpace is at the heart of Coppel. An on-site Fitness Center, Food Service, Conference Center, Tenant Lounge & Outdoor Patio Pavillion help provide the ultimate employee experience.

VariSpace Coppel simplifies the “traditional” office by offering a flexible, fully-furnished space. Tenants can choose flexible lease terms of three years or longer; opportunities are available from 7,943 square feet and above.

- // 165,753 RSF
- // 3 Stories
- // Up to 65,000 SF Floor Plates
- // Up to 5.0/1,000 Parking Ratio
(Covered Parking Available)

- // Flexible Short-Term and Long-Term Leasing Options
(3 to 10+ Years)
- // Fully-Furnished Office Space
- // Immediate Access off State Highway 121
and Freeport Parkway





A Place People Want to Work

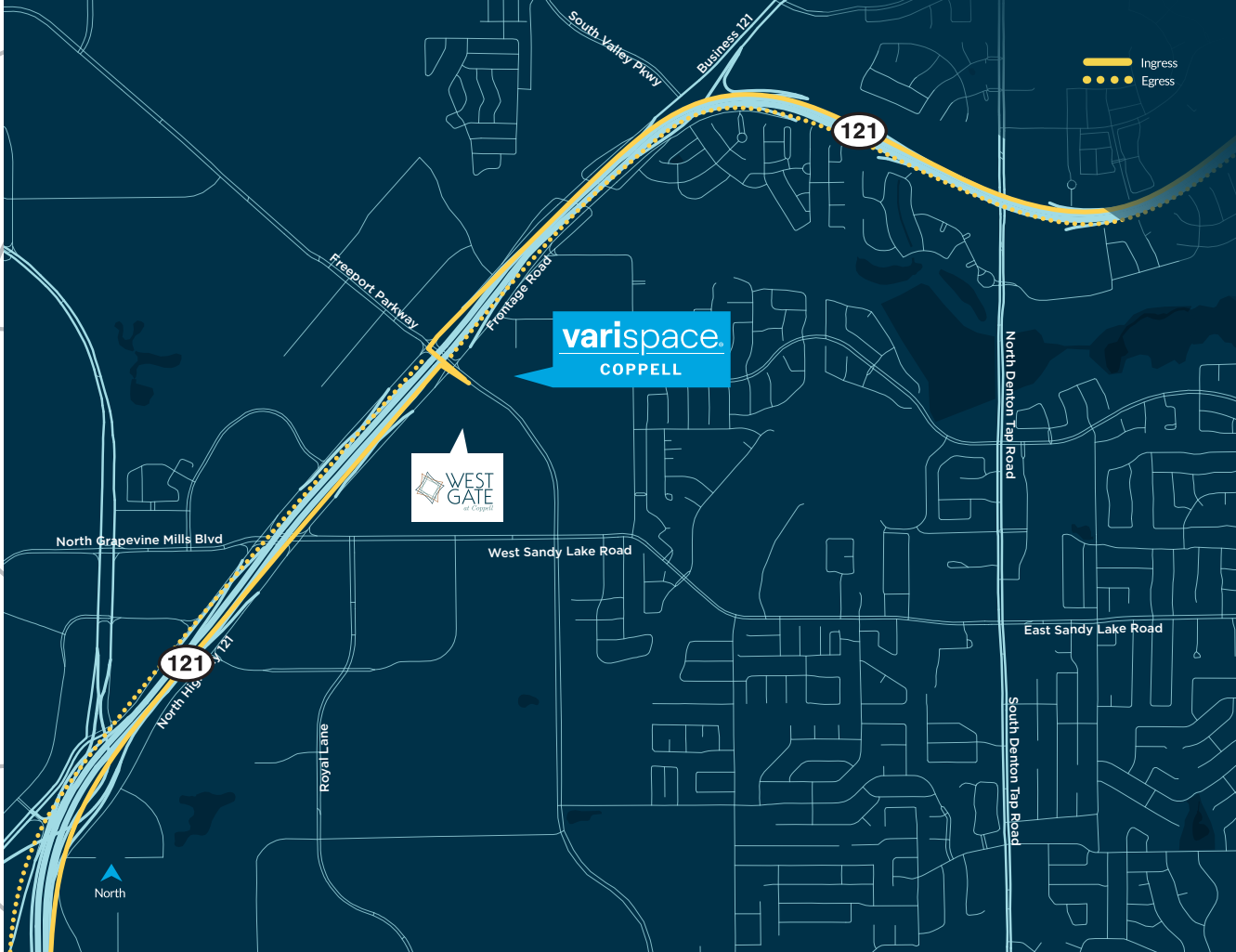
Your Workspace Matters

VariSpace Coppel offers space-as-a-service. Tenants can work with professional space planners to develop fully-furnished floorplans and evaluate workspace usage over time to adjust as needs change. Whether the goal is to maximize density or create open, collaborative spaces, Vari® products make creating the perfect space simple.

- // Create a healthier, happier, more productive workspace
- // Customize your work area with a professional design team
- // Reconfigure the space to fit your changing needs

- // Select new Vari furniture (standing desks, movable wall partitions, storage solutions, conference tables, and more) to customize your space





Location & Access



6 min
To DFW Airport



20 min
To Legacy/Frisco



25 min
To Dallas Love Field Airport



26 min
To Dallas CBD



30 min
To Ft. Worth CBD



Restaurants in Immediate Proximity



146

Restaurants within a 3 mile radius

VariSpace Coppel is set in the heart of exciting neighborhoods, offering you unbeatable access to an infinite list of destinations in any direction. In just a matter of minutes you can find yourself at any one of the restaurants across Coppel, Grapevine and Lewisville.



Hotels and Services in the Heart of Coppel, Grapevine, & Lewisville



27
Hotels



220
Retail Options



47
Banks



2
Daycare Centers

WITHIN A 3 MILE RADIUS

121

Hwy 121 Frontage

Canyon Dr

2 Level Garage

Freepoint Pwky

Northwestern Dr



Site Plan

165,589 RSF

3 Stories

5/1,000

Parking Ratio

RSFs are estimates.

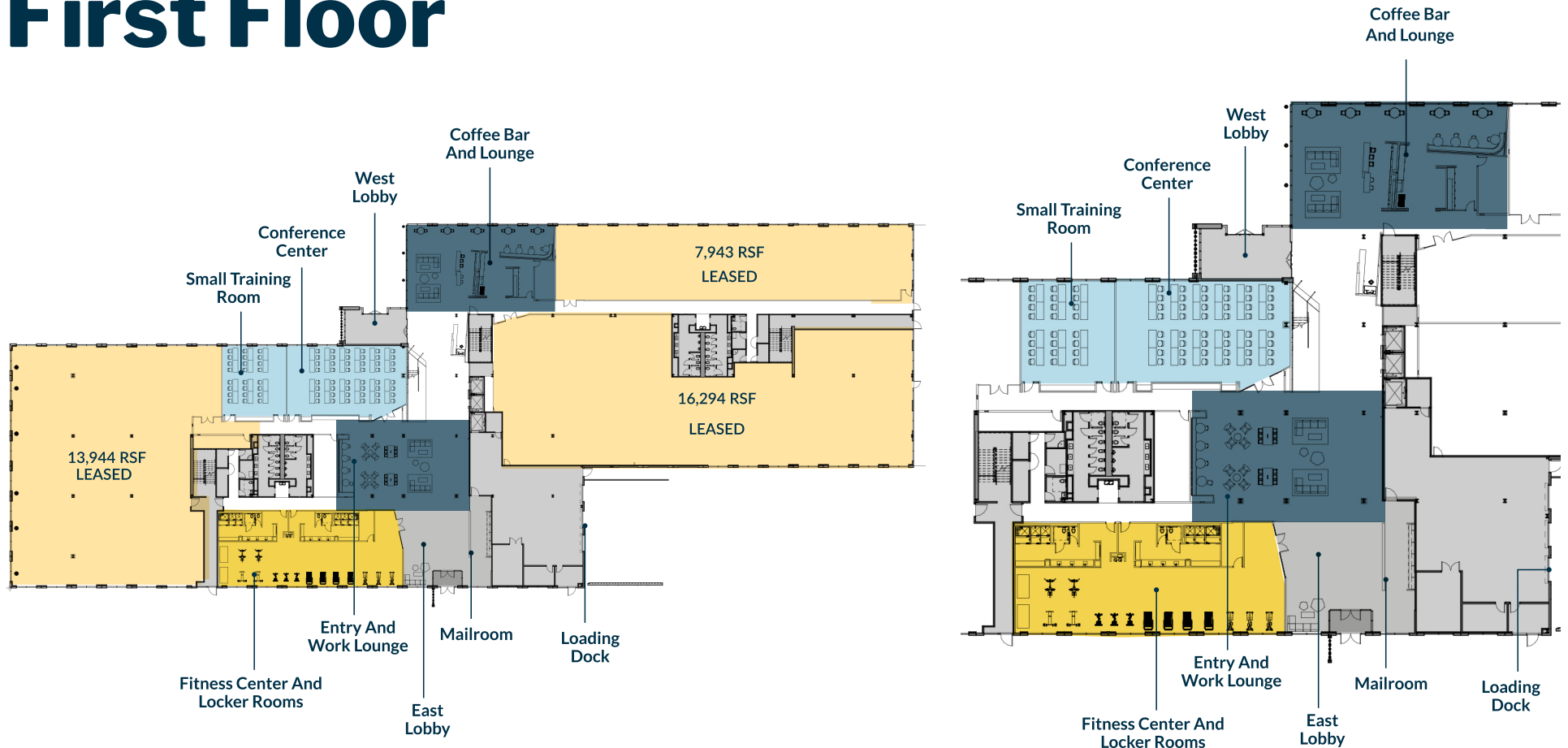
Amenities At Your Fingertips

Common spaces and shared experiences are anything but common at VariSpace Coppel. First-class amenities create a place people look forward to enjoying every day.

- // Experience the hospitality of an on-site Community Manager and Culture Ambassador
- // Get active at the on-site 3,500 SF fitness center

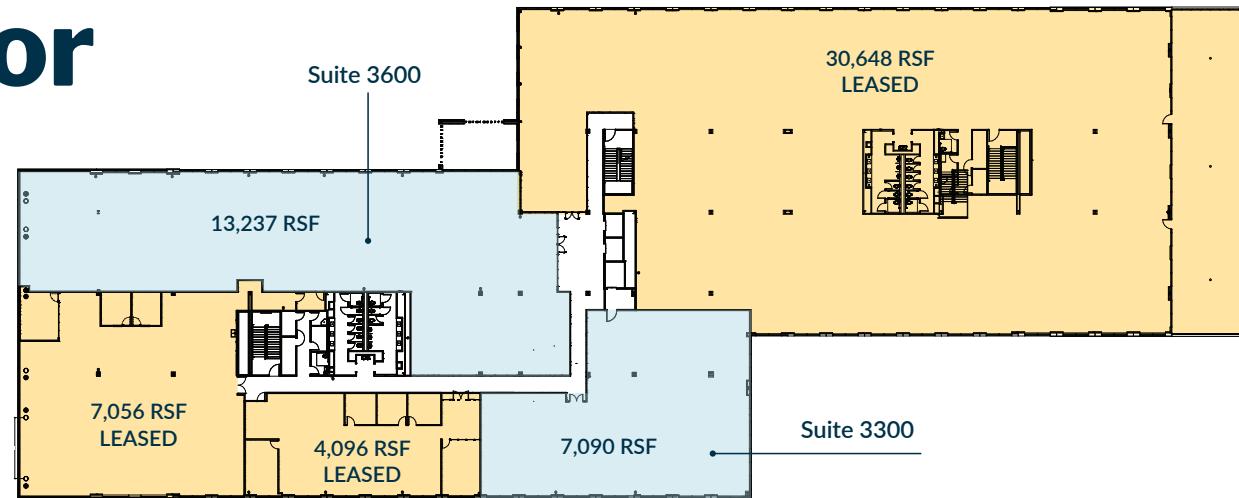
- // Enjoy the outdoors with a wi-fi enabled area
- // Meet in style with shared conference and training areas

First Floor



Third Floor

20,327 RSF
Available





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Contact Us

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