



INTELLICENTER

Tenant Welcome Packet

3701 REGENT BLVD
IRVING, TX 75063

WELCOME

We at Hines are pleased to welcome you to Intellicenter. It is truly our pleasure to assist you and we look forward to providing you with all the comfort and superior service our prestigious Property Management Team has to offer.

Hines is a privately owned real estate firm involved in real estate investment, development, and property management worldwide. The firm's historical and current portfolio of projects that are underway, completed, acquired and managed for third parties includes 1,283 properties representing more than 516 million square feet of office, residential, mixed-use, industrial, hotel, medical and sports facilities, as well as large, master-planned communities and land developments. Currently, Hines manages 378 properties totaling 151.9 million square feet, which includes 84.3 million square feet for third parties. With offices in 111 cities in 18 countries, and controlled assets valued at approximately \$25.2 billion, Hines is one of the largest real estate organizations in the world. Hines is also a world leader in sustainable real estate strategies, with extensive experience in LEED®, BREEAM, Haute Qualite' Environmentale and DGNB green building rating systems. Visit www.hines.com for more information.

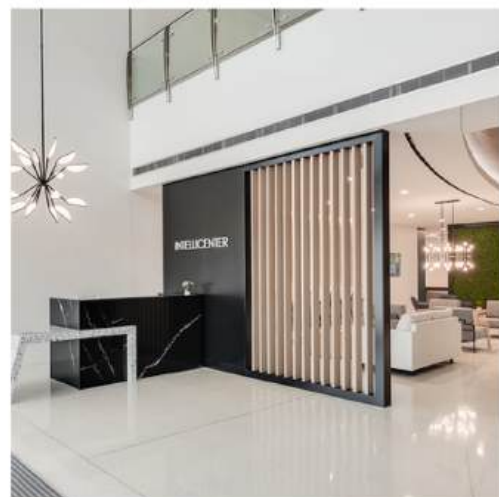
Hines has prepared this welcome packet to make your tenancy with us more pleasant and enjoyable. This packet will assist you with caring for your space and answer some of the most commonly asked questions regarding the rental process.

Thank you for choosing Intellicenter!

Your Hines Property Management Team

PROPERTY INFORMATION

Welcome to Intellicenter! This manual is designed to acquaint tenants with the business environment here at Intellicenter. Built in 2007 and meticulously maintained, Intellicenter's modern, architecturally distinctive exterior is distinguished by its aluminum and architectural concrete accents and high-performance, dual-pane, reflective glass. Tenants and visitors are welcomed into the building's well-appointed lobby with finishes that include Terrazzo floors, wood-paneled walls with stone-accent, and striking coffered ceilings. Tenant spaces have premium finishes throughout, 9'-10" ceilings and floor-to-ceiling glass, Large, efficient floor plates totaling 50,000 square feet with 25,000 square feet on each side of a central core Perimeter, load-bearing columns maximize space planning Centralized walking stairwell not only enhances employee migration and interaction between floors but also minimizes elevator usage, Tate® Raised Flooring provides under-floor air distribution in all work areas as well as easy access to electrical, data, and phone lines below the floor. Parking ratio of 5 spaces per 1,000 SF situated 360 degrees around the building, allowing quick and easy ingress and egress.



BUILDING ADDRESS

Intellicenter
3701 Regent Blvd
Irving, TX 75063

PROPERTY MANAGEMENT OFFICE

Hines
3701 Regent Blvd
Suite 225
Irving, TX 75063

MEET THE TEAM

Ana Kountz

Property Manager

817.800.7383

ana.kountz@hines.com

Brittany O'Hanlon

Management Assistant

214.432.3975

brittany.o'hanlon@hines.com

Leo Hernandez

Building Engineer

469.901.0937

leo.hernandez2@hines.com

Nathan Pope

Operations Engineer

954.588.9140

nathan.pope@hines.com

TENANT WORK ORDER PORTAL

To ensure your requests are addressed in a timely manner,
we utilize the work order system Angus Anywhere.

All work order requests must be sent through the Angus
Portal System.

 www.ngl.angusanywhere.com/aaweb

The tenant contact for each suite will receive an email to
create a login. If you would like for additional members of
your team to be added, please email:
Brittany.O'Hanlon@hines.com

Please let us know if you have any questions

Email: Brittany.O'Hanlon@hines.com

Angus Customer Support

1-888-274-1696
support@angus-systems.com

BUILDING RULES & REGULATIONS

TRASH / RECYCLING

Common Areas are not to be used for the disposal of trash. No sweepings, rubbish, rags, or other unsuitable materials shall be disposed into plumbing fixtures or appliances. Damage resulting to any fixtures from misuse by a tenant shall be the liability of said tenant.

TENANT SIGNAGE

All signs, advertisements, or notices visible in or from public corridors or from outside the building shall be subject to Landlord's prior written approval. Tenants must submit a detailed mockup of their proposed sign. Including placement on the building, materials being used and company providing the work.

OVERTIME AIR REQUESTS

All requests for overtime air conditioning or heating are submitted in writing to the Property Management Office at ana.kountz@hines.com no later than 2:00 p.m. for normal requests and no later than 12:00 p.m. on the preceding business day for holiday requests. Fill out the request form and send it back to our building management team.

THERMOSTATS

Tenants shall not tamper with or attempt to adjust temperature control thermostats in the leased premises. Landlord shall adjust the temperature as required to maintain the building-standard temperature. Landlord requests that all window blinds remain down and tilted at a 45-degree angle toward the street to help maintain comfortable room temperatures and conserve energy.

BUILDING RULES & REGULATIONS

LOCKS

Landlord will provide, at the tenant's expense, all locks for doors entering or within the leased premises, and no additional lock(s) will be placed on any door entering or within the leased premises without Landlord's written consent. Submit all requests for duplicate keys to the Property Management Office.

NO SMOKING POLICY

Tenants, their agents, contractors, employees, and invitees shall observe no smoking rules, as per Building policy, in all areas within the building, including the leased premises, elevators, restrooms, stairwells, garages, etc. Smoking will only be permitted in designated areas outside the building.

ANIMALS

No animals shall be brought into or kept in, on, or about the Property.

FIREARMS

The carrying of firearms of any kind in any leased premises, the building in which such premises are situated, any, or any related complex of buildings of which the foregoing are a part, or any sidewalks, drives or other common areas related to any of the foregoing, is prohibited except in the case of unconcealed firearms carried by licensed security personnel hired or contracted by tenants for security of their premises as permitted by such tenants' leases or otherwise consented to by Landlord in writing.

AFTER HOURS CONTACTS

*Normal building business hours are 7:00 am - 6:00 pm,
Monday through Friday.*

*Property Management Office hours are 8:00 am - 5:00 pm,
Monday through Friday.*

ON DUTY CONTACTS

Manager On Duty	Ana Kountz	817-800-7383 cell
Manager On Duty	Brittany O'Hanlon	214-432-3975 cell
Engineer On Duty	Leo Hernandez	469-901-0937 cell

*In the event the on-duty manager cannot be reached, the following
should be called in sequence until one is contacted.*

Angela Wilson	General Property Manager	214-534-6095 cell
Brandon Shorter	Director	214-307-8152 cell
Nathan Pope	Operations Engineer	954-588-9140 cell

SECURITY OFFICER POSTS

*An officer is stationed at the lobby security desk and monitors life
safety systems. This officer also patrols the common areas, parking
lot and perimeter of the building.*

Building Security cell number: (214) 418-1027



LOCAL AREA

LAS COLINAS

Las Colinas offers an extensive list of amenities because nearly 1/3 of the development is dedicated to parks and green space. The development is home to three private country clubs and four championship golf courses including the TPC Four Seasons Las Colinas which hosts the PGA Tour's AT&T Byron Nelson Championship. There are numerous luxury and business-class hotels including the Four Seasons Resort, over 100 restaurants, the Las Colinas Equestrian Center and 10 miles of hiking and biking trails along with 190 acres of parks and greenbelts.

IRVING CONVENTION CENTER

The \$133 million Irving Convention Center, completed in December 2011, is located north of the Urban Center core, bordered on the west by John Carpenter Freeway, on the east by Las Colinas Boulevard, and on the north by W Northwest Highway. Located adjacent to the Irving Convention Center DART Station, the facility was designed to serve exhibition, conventions, and meetings as well as a variety of other events. The multi-purpose space hosts primarily groups of 800 to 1,200 people but has a capacity of 4,000 for a general session. In order to take advantage of the natural light, the Irving Convention Center is designed as two boxes, stacked and rotated, to create cantilevered corners that provide several shaded outdoor areas for visitors to utilize.

TRANSIT

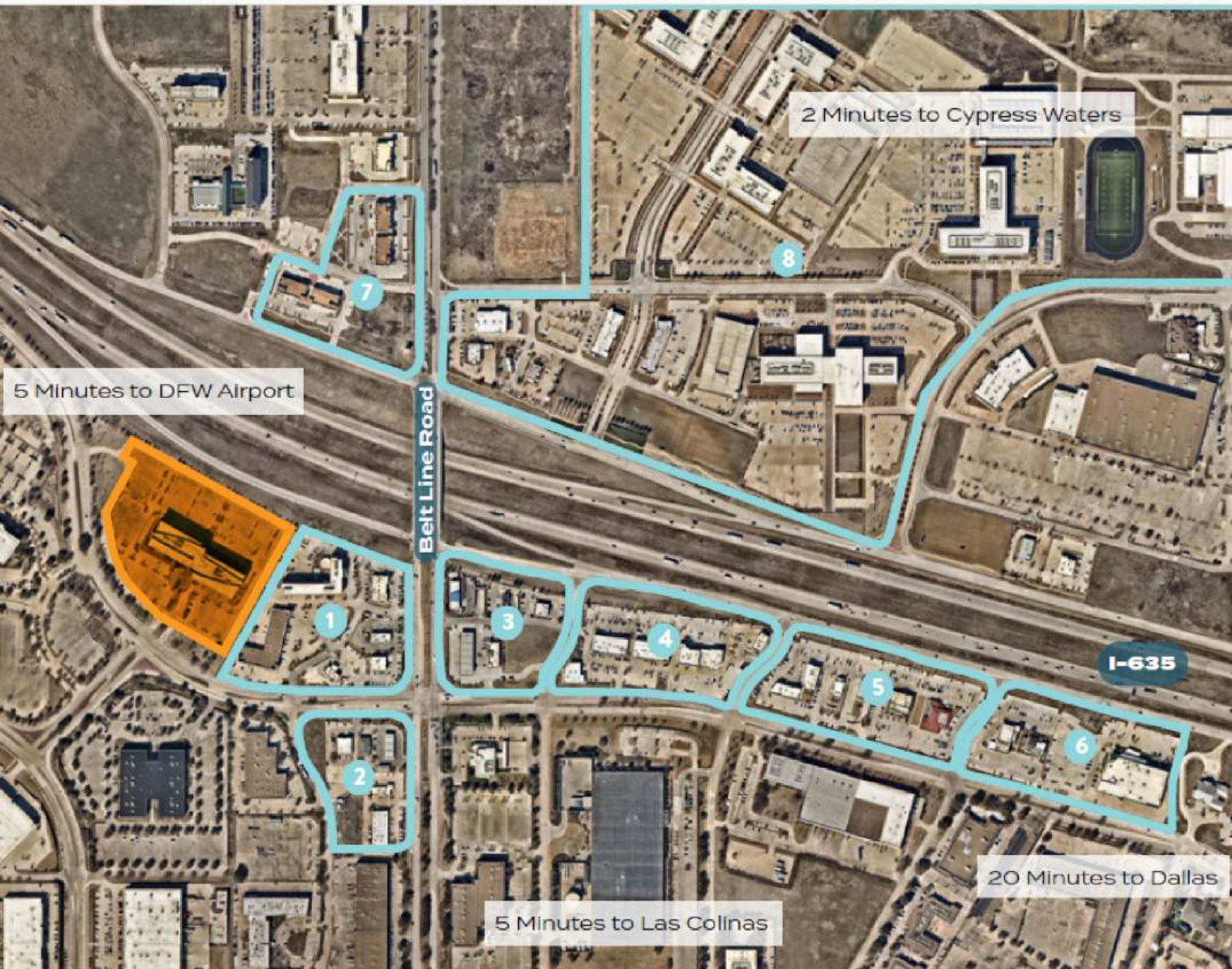
The Trinity Railway Express (TRE) is a cooperative service of the Fort Worth Transit Authority and Dallas Area Rapid Transit. The Trinity Railway Express commuter rail connects Dallas and Fort Worth's CBD. To increase capacity on the TRE, a second double track is under construction. D/FW Airport is a short trip by rail from Irving, thanks to the TRE and the airport's shuttle service, which meet at the line's CentrePort station, just one stop west of Irving. Irving is within the 13 service areas of the Dallas region's transit agency, Dallas Area Rapid Transit (DART). Currently, Irving is served by numerous bus routes and the North Irving Transit Center services Las Colinas with express bus service to the Dallas CBD. The DART Orange light-rail line has four stations in Irving: The Las Colinas Urban Center Station, the Irving Convention Center Station, the Northlake College Station and the D/FW Airport Station.



LOCAL ENTERTAINMENT

HACKBERRY CREEK COUNTRY CLUB.....	3.1 MILES
MACARTHUR CROSSING SHOPS.....	3.7 MILES
TOYOTA MUSIC FACTORY.....	5.7 MILES
FOUR SEASONS RESORT AND CLUB.....	5.8 MILES
ICR DISCOVERY CENTER.....	6.0 MILES
OMNI LAS COLINAS HOTEL.....	6.2 MILES
IRVING ART CENTER.....	7.6 MILES

NEARBY RESTAURANTS



1

- Chipotle Mexican Grill
- Bread Zeppelin
- Subway
- Cbowls Poke
- Olympian Donuts
- Burrito Jimmy
- What The Biryani
- Bugalu Latin Kitchen
- Cavali Pizza
- Koriyaki Latin Kitchen
- Golden Chick
- McAlister's Deli

2

- RaceTrac
- Starbucks
- Jimmy John's

3

- Black Sesame
- 7-Eleven
- Exxon Gas Station
- Irving Diner
- Di Leo Pizza
- Thai Tea Asian Fusion Cafe
- Gyro Oasis

4

- Jam + Toast
- Smoothie King
- I-Fretta Pizza Wings & Bar
- Jesery Mike's Subs
- Cowboy Chicken
- Chicken Salad Chick
- India 101
- United Coffee House
- 101 Paratha
- Panda Express
- Maui Fresh Grill
- Hello! India

5

- Slim Chickens
- Taco Bell
- Whiskey Cake
- Mexican Sugar

6

- Walk On's Sports Bistreaux
- Lupe Tortilla Mexican
- PINSTACK Las Colinas

7

- Panera Bread
- Yummy Thai Coppell
- Dunkin'
- First Watch

8

- Ascension Coffee
- Flying Saucer
- Landon Winery
- Rodeo Goat
- Eno's Pizza Tavern
- Siena Cafe
- Fast and Furious Grill
- Flying Fish
- Newk's Eatery
- Politano's Pizza and Pasta
- Biryanis & More
- Gipsy Lime
- Taco Cabana
- 7 Eleven
- CVS