

LAKE SIDE

INTERNATIONAL OFFICE CENTER

737 & 777 International Parkway | Flower Mound, TX, 75022

LakesideIOC.com



REALTY
CAPITAL



THIRTY-FOUR
COMMERCIAL



STAUBACH
CAPITAL

An Amenity-Rich, Master-Planned Community
Designed for Walkability, Convenience, and Lifestyle.



Two Buildings. One Connected Campus.

Lakeside International, a two-building Class A Office Center, delivers premium office space within Flower Mound's growing Lakeside Village community—surrounded by dining, retail, residential neighborhoods, parks, and lakefront experiences.

Tenants enjoy the benefits of a corporate office environment paired with walkable restaurants, boutique shops, services, and outdoor recreation. Both buildings are connected by shared amenities, structured parking, and pedestrian-friendly walkways.



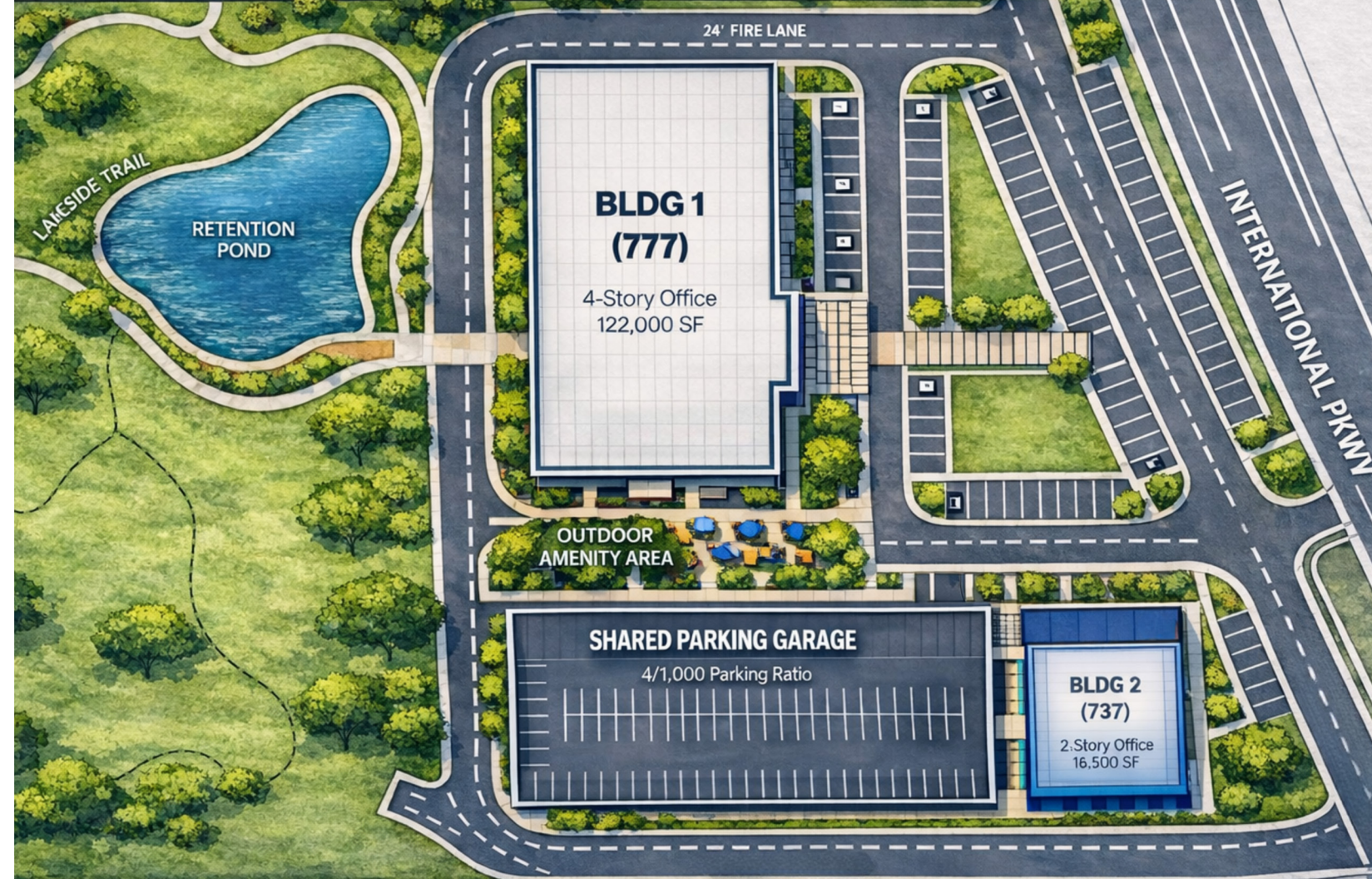
777 INTERNATIONAL PARKWAY

- 122,000 SF total; 4 stories
- ±30,000 SF floor plates
- Flexible multi-tenant layouts
- Shared parking garage



737 INTERNATIONAL PARKWAY

- 16,500 SF total; 2 stories
- ±7,200–9,200 SF floor plates
- Ideal for single-tenant users
- Direct garage access



Property Highlights

138,500 SF Class A Office Space

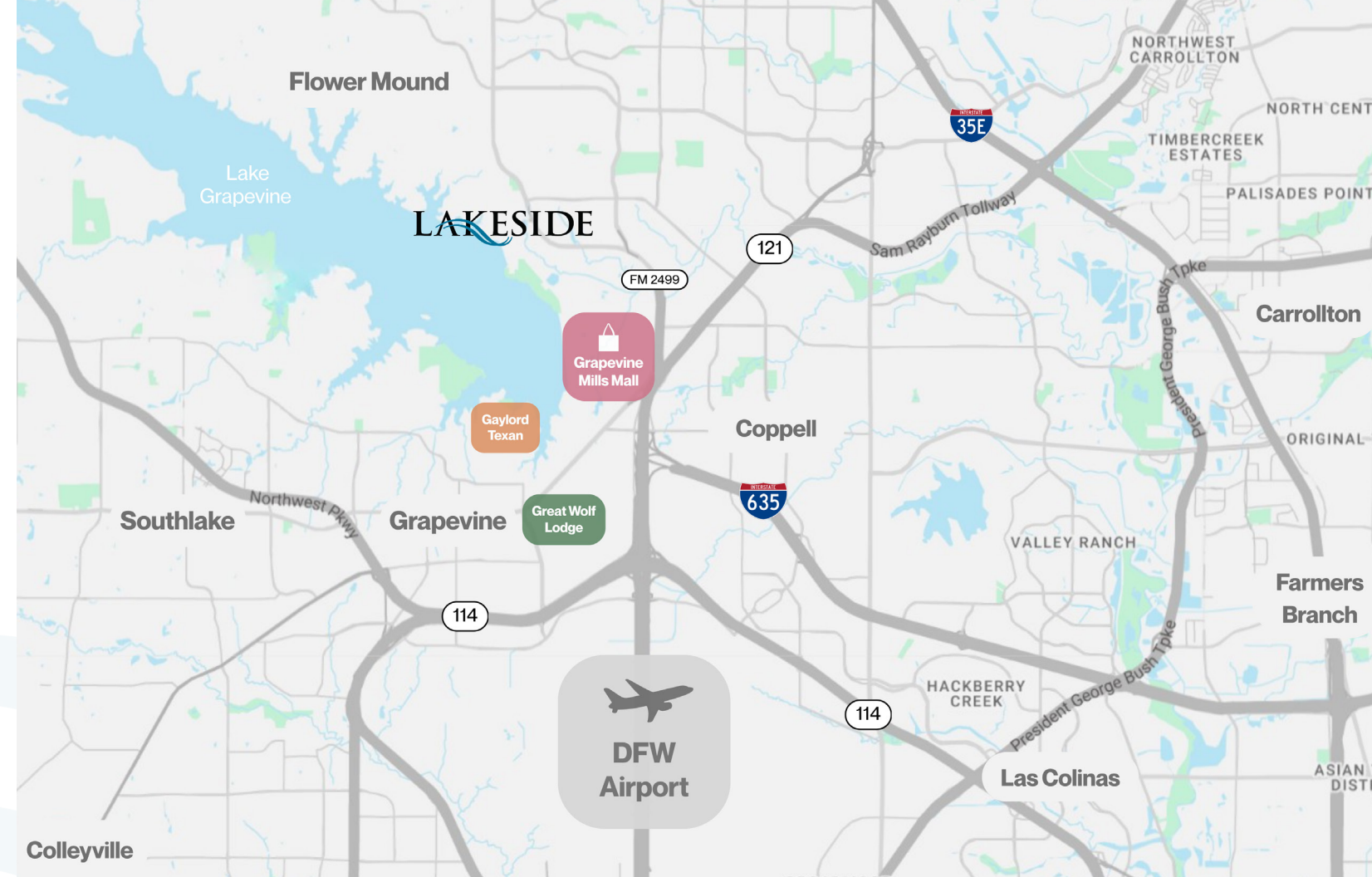
122,000 SF 4-Story Building (777)

16,500 SF 2-Story Building (737)

4/1,000 Shared Parking Garage

2020 Year Built

60,000 VPD Excellent Visibility



Location + Connectivity

Situated along International Parkway (FM 2499), Lakeside International offers convenient access to the greater DFW Metroplex and is just minutes from DFW International Airport.

The surrounding Lakeside Business District is home to established employers and continues to grow as a corporate destination, placing tenants near key regional destinations with strong visibility and connectivity.

- Steps away from The Shops at Lakeside
- Central Metroplex access
- Near Grapevine, Southlake, and Las Colinas
- FM 2499 frontage with easy access to Hwy 114
- 5 minutes to DFW International Airport
- 3 miles to Grapevine Mills Mall
- 5 miles to the Gaylord Texan
- 7 miles to The Shops at Highland Village



Corporate Presence with Neighborhood Energy

Lakeside International Office Center delivers exceptional walkable convenience with direct access to The Shops at Lakeside, offering tenants a wide range of dining, retail, and everyday services. A thoughtfully designed trail system seamlessly connects the office campus to The Shops, providing tenants with an easy and enjoyable link between work and amenities.

The Shops at Lakeside offer a dynamic mix of entertainment, neighborhood services, boutique retail, and a variety of restaurants ranging from casual bites to upscale dining—including Brazilian, Italian, Japanese, and American cuisine. With more than 30 businesses, The Shops create a vibrant environment where work naturally blends with daily life.



Tastes of Lakeside



Flurry's Market Lakeside



Click Wine Bar + Bites



Branded Bowls



Mio Nonno Trattoria



1845 Taste Texas



Tavern at Lakeside



Leasing Information

Lakeside International Office Center offers a *rare opportunity* to establish your presence in one of the most desirable master-planned communities in North Texas. Visit **LakesideIOC.com** to learn more.

For leasing information, tours, or availability details, please contact *Thirty-Four Commercial*.

CALL FOR INFO:
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