

FOR LEASE

# BELT LINE OFFICE PARK

4320–4324 N. Belt Line Road  
Irving, Texas 75038

**\$18 – \$22**

PER SF / YEAR · FULL SERVICE + E

· Office Leasing

WELLS ASSET MANAGEMENT, INC.



# PROPERTY OVERVIEW



*Buildings A & B — repainted exteriors with reflective glass curtain walls and mature shade trees throughout the campus.*

Belt Line Office Park is a three-building, 63,558 SF Class B office campus under new ownership, minutes from DFW International Airport in prestigious Las Colinas. Ownership is investing significant capital in superior interior renovations and will deliver custom finish-out to qualified tenants — perfect post-pandemic buildings with easy drive-up daily access.

<b>Property Type</b>	Office — Traditional
<b>Total Building SF</b>	63,558 SF
<b>Available Suites</b>	417 – 3,371 SF
<b>Lease Rate</b>	\$18 – \$22 / SF / YR
<b>Lease Type</b>	Full Service + E
<b>Parking</b>	3.5 / 1,000 SF
<b>Tenancy / Class</b>	Multi-Tenant · Class B

**Quick access to Hwy 114, 121, 183 & President George Bush Turnpike**

# FRESHLY REMODELED. MOVE-IN READY.

New ownership is deploying significant capex across the park. The remodeled second-floor suites in Building B set the standard for what's coming.



## New Finishes Throughout

Updated LVP and carpet flooring with modern glass office fronts that carry natural light deep into each suite.



## HQ-Regus Facility on Site

Day office rentals, meeting and conference room bookings, and mail services — right inside the building.



## Tenant Lounge & Kitchen

Bright, inviting kitchen and lounge areas enhance tenant comfort and convenience throughout the workday.



## Custom Tenant Improvement

Bring your vision. Ownership will build a TI package designed around the way your team works.



## Elevator-Served Access

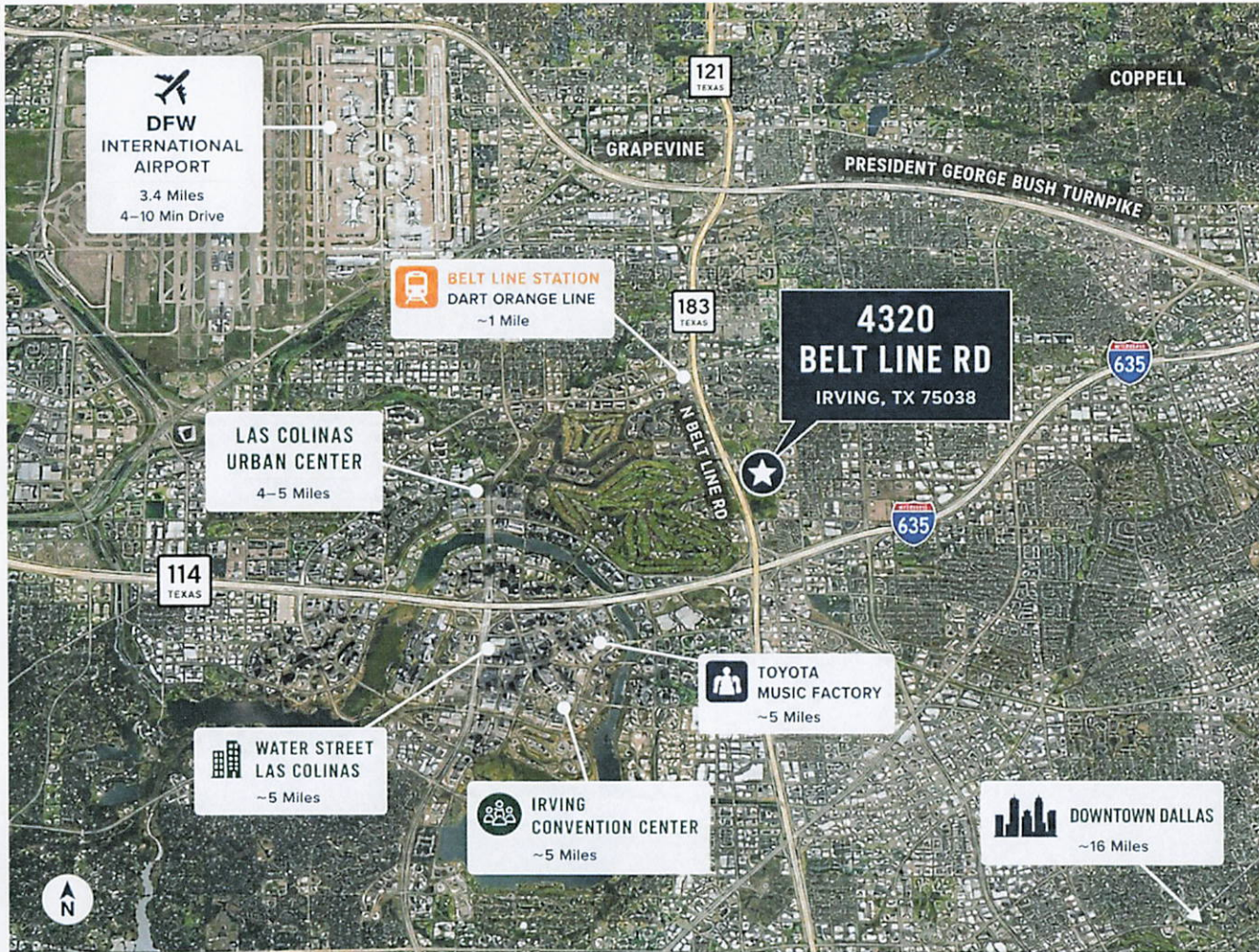
Easy drive-up daily access with elevator service and substantial 3.5 / 1,000 SF parking.



# AVAILABLE SUITES

All suites offered Full Service with negotiable lease terms · Direct listings

SUITE	RENTABLE SF	RATE	CONDITION
B101	1,852 SF	\$18.00 / SF / YR	Customizable — TI package available
B113	417 SF	\$18.00 / SF / YR	Customizable — TI package available
B114	1,933 SF	\$18.00 / SF / YR	Customizable — TI package available
B201	2,888 SF	\$18 – \$22 / SF / YR	Freshly remodeled — glass fronts, new LVT
B202	1,765 SF	\$18 – \$22 / SF / YR	Freshly remodeled — glass fronts, new LVT
B203	2,766 SF	\$18 – \$22 / SF / YR	Freshly remodeled — glass fronts, new LVT
B204	3,371 SF	\$18 – \$22 / SF / YR	Freshly remodeled — glass fronts, new LVT
C105	2,644 SF	\$18.00 / SF / YR	Customizable — TI package available
C201	1,071 SF	\$18.00 / SF / YR	Customizable — TI package available
C206	1,789 – 2,577 SF	\$18.00 / SF / YR	Divisible — combine with adjacent suite
C207	1,434 SF	\$18.00 / SF / YR	Customizable — TI package available
C208	788 – 2,577 SF	\$18.00 / SF / YR	Divisible — combine with adjacent suite



**CENTRALLY LOCATED.  
CONNECTED TO EVERYTHING  
THAT MATTERS.**

**3.4 MI**

DFW Airport  
4-10 min drive



**DFW INTERNATIONAL AIRPORT**

3.4 Miles | 4-10 Min Drive  
Easy access to all terminals

**1 MI**



**LAS COLINAS BUSINESS DISTRICT**

4-5 Miles  
Major corporate hub with  
200+ companies

DART Orange Line  
Belt Line Station



**DART ORANGE LINE**

Belt Line Station ~1 Mile  
Direct service to DFW Airport  
and Downtown Dallas

**< 2 MI**



**HIGHWAY 114 ACCESS**

< 2 Miles  
Quick connectivity across  
the Metroplex

Hwy 114 &  
PGB Turnpike



**PRESIDENT GEORGE BUSH TURNPIKE**

< 2 Miles  
Fast access to Dallas, Plano,  
Frisco and beyond

**4-5 MI**

Las Colinas  
Urban Center



**STRONG WORKFORCE**

Access to a highly educated  
workforce and a dense  
daytime population

**16 MI**

Downtown  
Dallas

**UNBEATABLE ACCESS.  
ENDLESS POSSIBILITIES.**



**3.4 MILES**  
DFW AIRPORT



**1 MILE**  
DART ORANGE LINE  
BELT LINE STATION



**< 2 MILES**  
HWY 114 & PGBT  
ACCESS



**4-5 MILES**  
LAS COLINAS  
URBAN CENTER



**16 MILES**  
DOWNTOWN  
DALLAS

# THE LAS COLINAS ADVANTAGE

*A dense daytime population and highly educated workforce within one mile of the front door.*

 **29.4K**

**Population within 1 mile**

+7% vs. 2020

 **22.4K**

**Employees within 1 mile**

Management & professional led

 **\$68.2K**

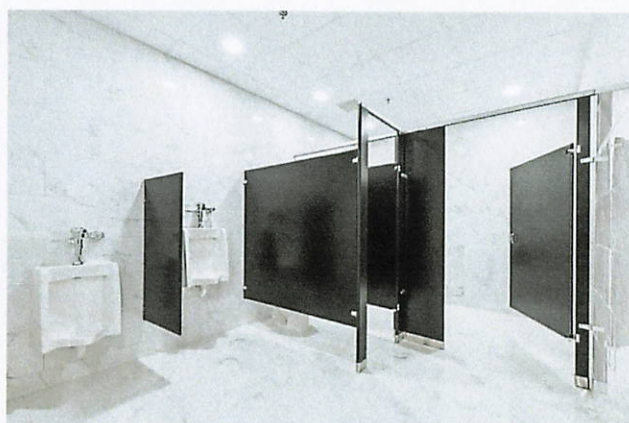
**Median household income**

\$76K projected by 2029 (+11%)

 **33**

**Median age**

Young, renter-dense trade area



A landscaped, park-like campus on N. Belt Line Road — surrounded by new multifamily, retail, and the Las Colinas corporate base.

*Minimal flood & fire risk (First Street Factor 1/10)*



## SCHEDULE A TOUR

Suites from 417 SF to 3,371 SF — combinable up to 10,500 SF of prime office space. Negotiable terms, Full Service rates, and ownership ready to build to suit.

### Richard Buford

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