

FOR SALE

GATEWAY PLAZA I & II

6051 & 6061 N. STATE HIGHWAY 161, IRVING, TX 75038



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IRVING, TX 75038

CBRE

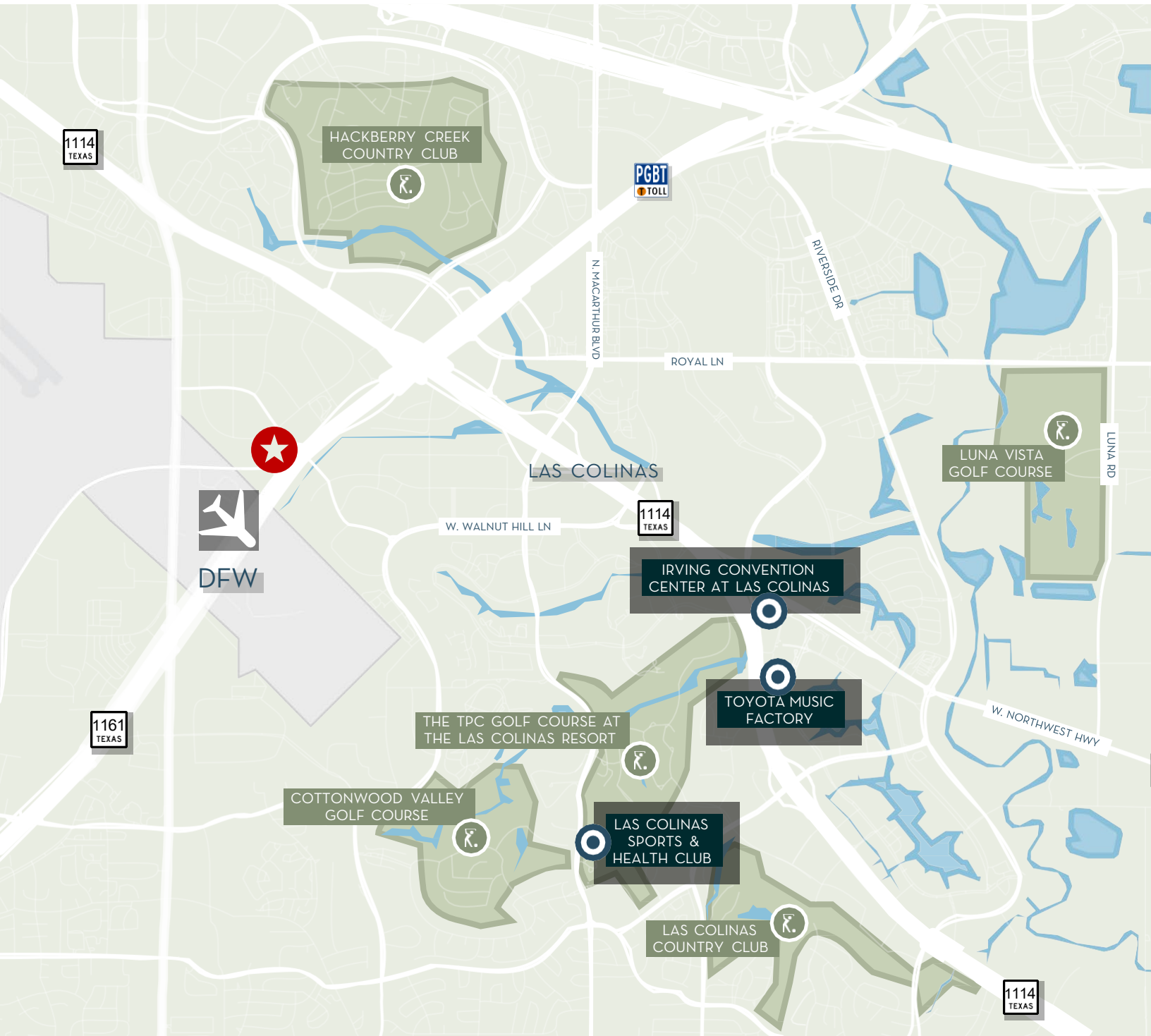
THE OFFERING

CBRE is pleased to offer Gateway Plaza I & II (the “Property”) in Irving (Las Colinas), Texas for sale. The property is owned by WFS Financial, Inc., a subsidiary of Wells Fargo Bank. The property is being used as a customer contact and service center. The campus configuration allows for a multitude office uses or redevelopment opportunities. As part the offering, WFS Financial will require a short term lease back from closing until December 31, 2025 for relocation of operations and decommissioning of the property.



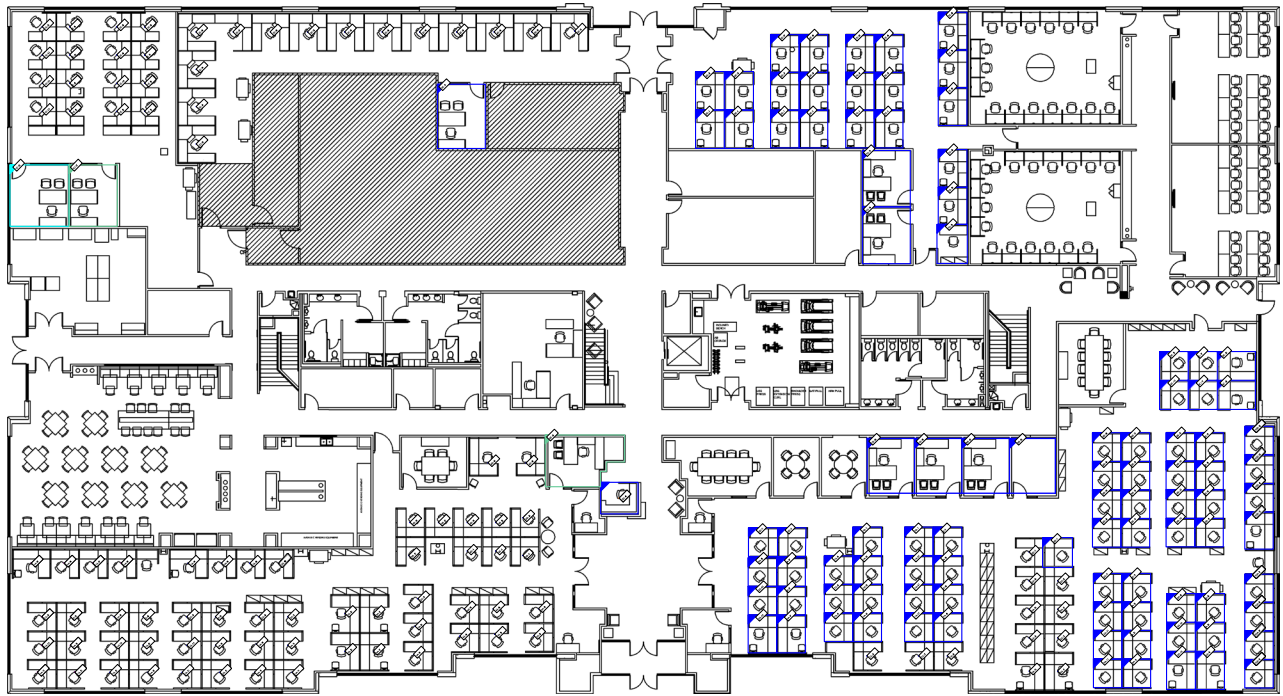
INVESTMENT HIGHLIGHTS

- Located in Las Colinas, a premier master planned business and residential community
- Central proximity to all areas of The Metroplex, especially DFW Airport, Downtown Dallas and Downtown Fort Worth
- Numerous retail, restaurants, leisure and hospitality amenities nearby
- "Plug and Play" opportunity as existing furniture may remain



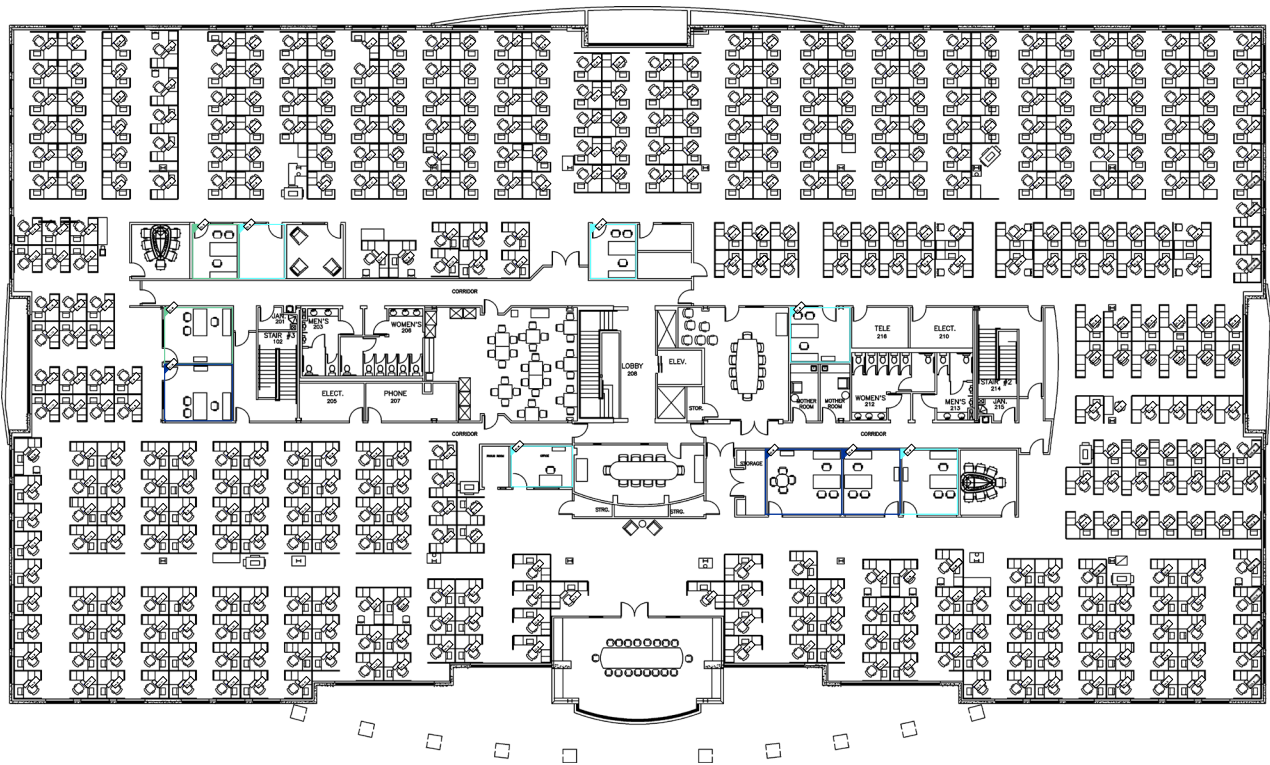
PROPERTY DESCRIPTION

Address	6051 & 6061 N. State Highway 161, Irving , TX 75038
Land	10.0355 AC
Office Size	124,987 SF
Buildings	2 adjacent, 2-story buildings (80,447 SF and 44,500 SF)
Zoning	ML -20a - Light Industrial
Parking	437 concrete paved spaces
Year of Construction	1997
Construction Type	Slab on grade with constructed in-place concrete and steel columns
Exterior Facade	Painted concrete and stone veneer
Cooling:	Three (3) 130-ton, self contained RTUs with VAVs in plenum duct work
Heating:	Electric fan power boxes
Liebert Units:	Two(2) dedicated with unknown capacity
Elevator:	One(1) in each building with 4,500 lbs. capacity
Utilities:	Water and Electric (480/277 volt, three phase, 4 wire, 3600 amps with onsite stepdown transformers)
Generator :	Cummins Diesel 546kw capacity
Lighting:	(Exterior): Wall mounted and pole lights (Interior): LED
Amenities	Onsite cafeteria, fitness area
Sprinklered:	100%
Energy Management System:	Yes
Security:	Card access with security cameras throughout property and security desk at entrance



First Floor

40,224 SF



Second Floor

40,223 SF



SITE PLAN

Download Survey





SITE PLAN



MARKET OVERVIEW

DALLAS FORT WORTH

The economy of the Dallas/Fort Worth Metroplex is robust, diverse, and globally connected. Historically, Dallas/Fort Worth has been a frontrunner in the United States for corporate relocations and job creation. The region's dynamic economic environment is fueled by its central location between the East and West Coasts, competitive business expenses, a multifaceted economy, a highly skilled workforce, available investment capital, and a comprehensive transportation network anchored by a major central airport. These attributes have continually drawn corporate relocations. Anticipated cost-saving strategies and the ongoing need to attract a skilled workforce suggest that the trend of companies moving to the Dallas/Fort Worth area is likely to gain momentum.



#2

Hosted Global 50 Companies

Dallas Regional Chamber (2022)

#7

Top 10 Real Estate Markets

PWC (2022)

#1

Top Destination for Relocating

Zillow (2021)

#4

Most Diverse Cities in the US

WalletHub (2021)

#6

Most Innovative Cities in the World

2thinknow (2021)

#3

Top Metro for Added Tech Jobs

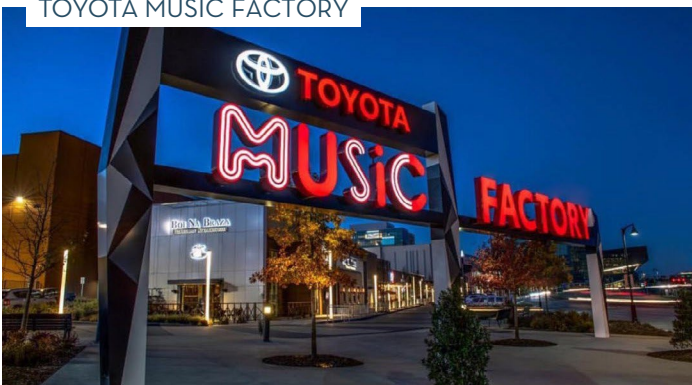
Dallas Innovates, 2022

LAS COLINAS

Las Colinas is known for its improving vibrant amenities and its mix of commercial and residential developments, and as home to the famous TPC Four Seasons Las Colinas golf course and the Toyota Music Factory.



TOYOTA MUSIC FACTORY



LAS COLINAS CONVENTION CENTER



50

RESTAURANTS WITHIN 2 MILES



20

HOTELS WITHIN 2 MILES



DISCLOSURE AND AGREEMENT

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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IRVING, TX 75038

EXCLUSIVE ADVISOR

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