

8600 FREEPORT PKWY

IRVING, TEXAS 75063 FOR LEASE | 1,593 SF-7,959 SF



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NAI Robert Lynn *Office*

PROPERTY FEATURES



4-Story Building



Flexible Terms



Key Card Controlled



Free Parking; Ratio 4.00/1,000 SF



Quick Access to DFW, Hwy 114,
Hwy 121, & LBJ Fwy



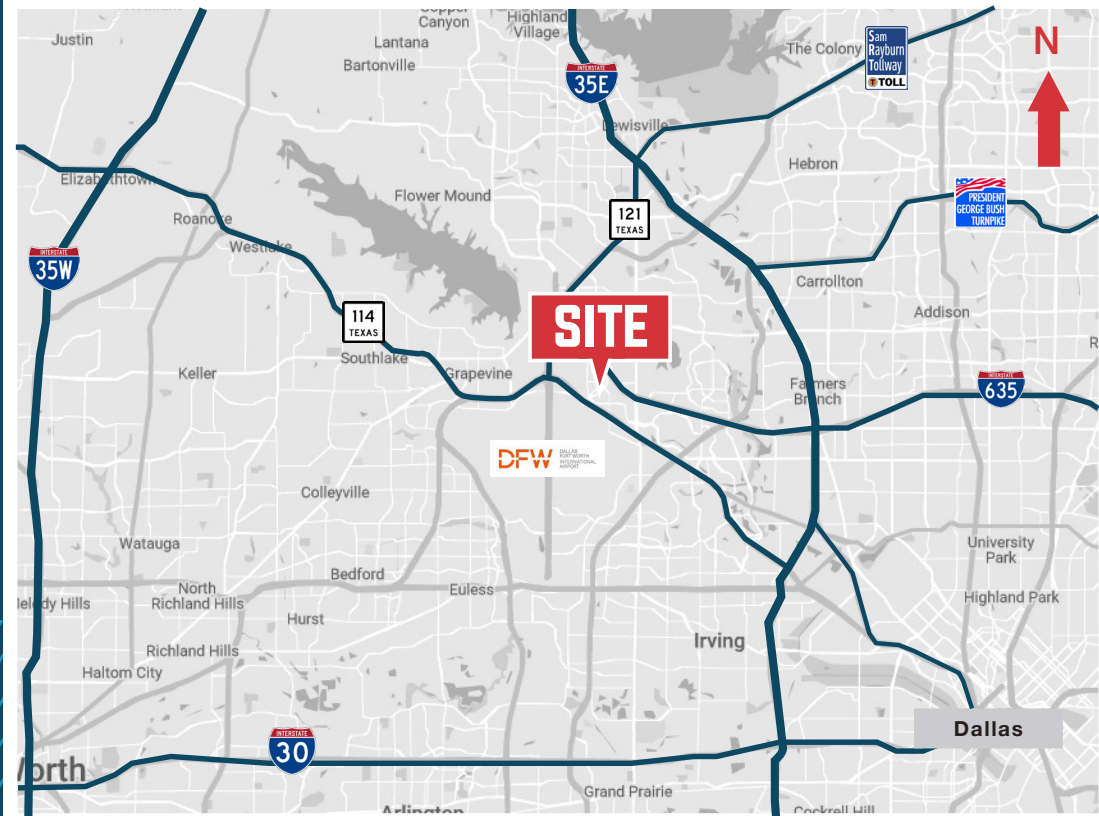
Minutes from DFW Airport



Located in Dynamic Freeport Submarket

8600 FREEPORT PARKWAY

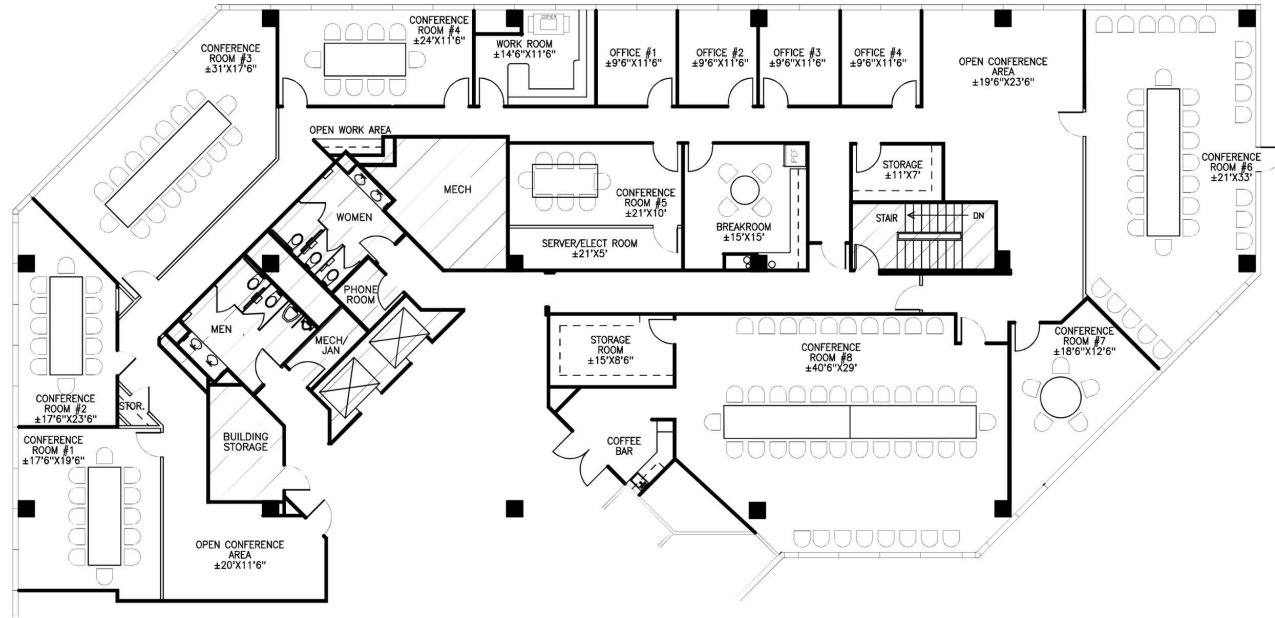
IRVING, TEXAS 75063



FLOOR PLANS

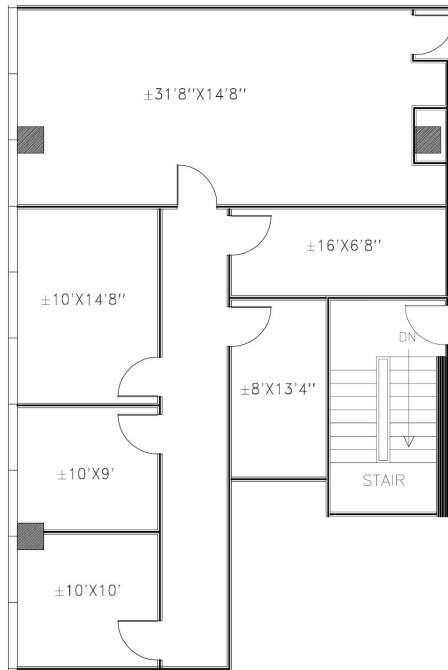
SUITE 100

7,959 SF



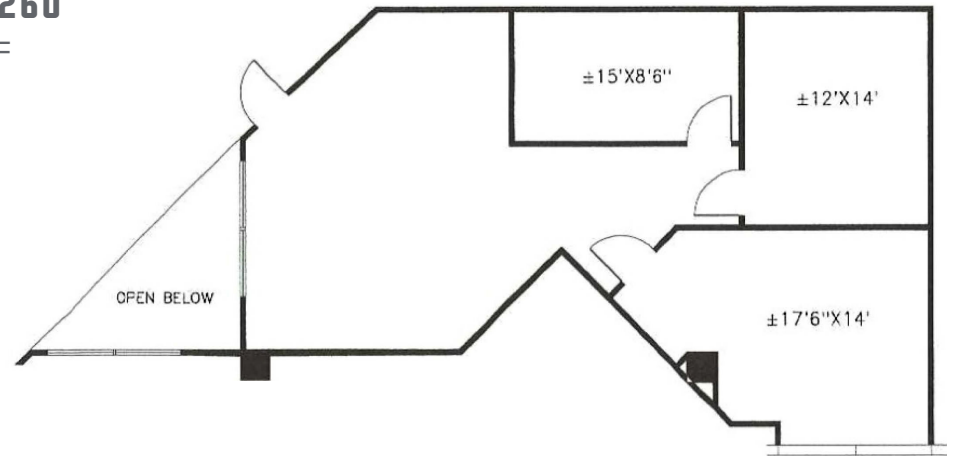
SUITE 225

1,593 SF



SUITE 260

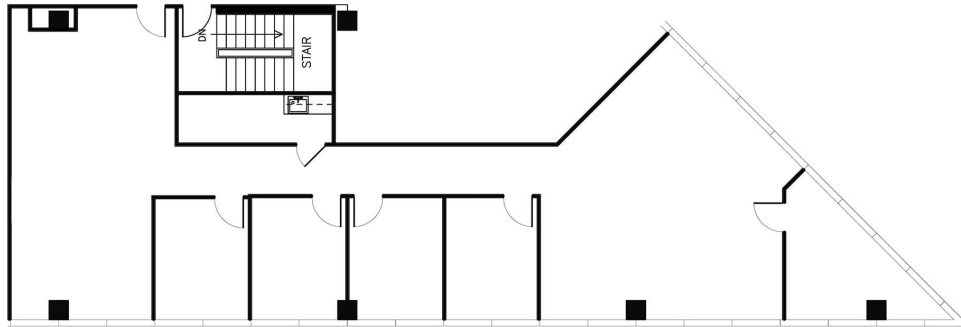
1,631 SF



FLOOR PLANS

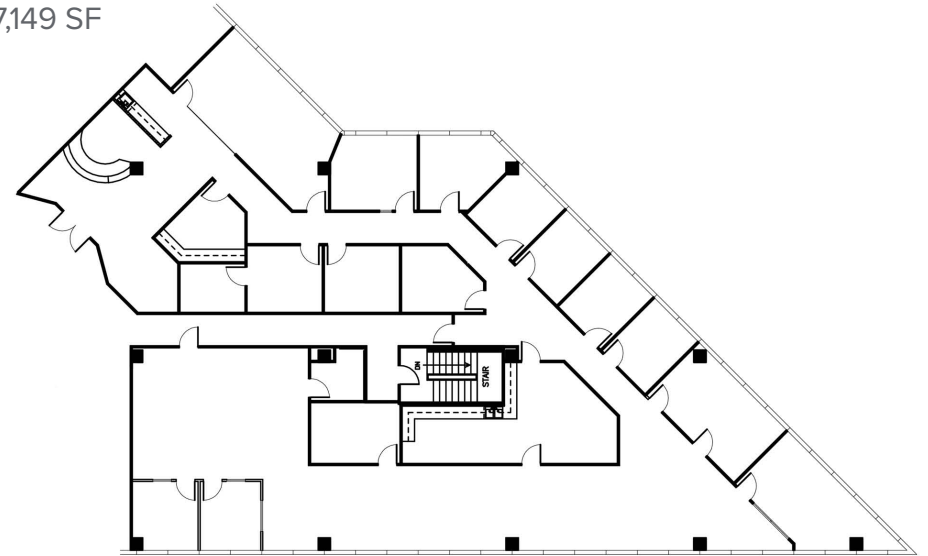
SUITE 315

2,911 SF



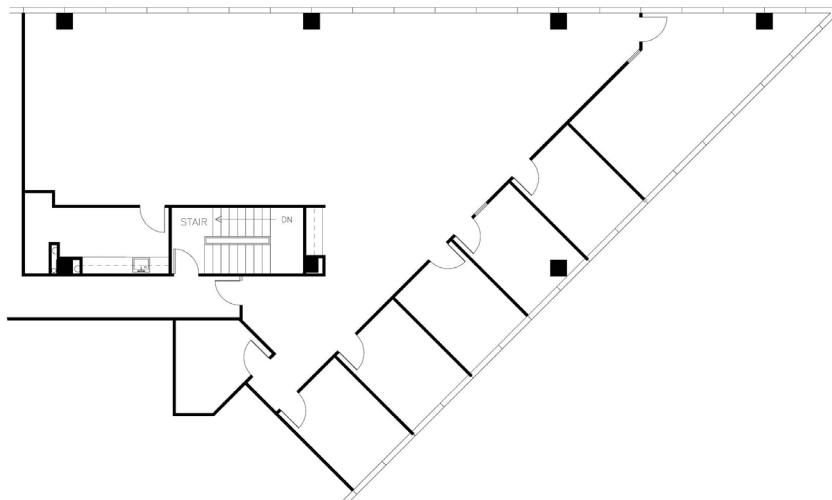
SUITE 400

7,149 SF



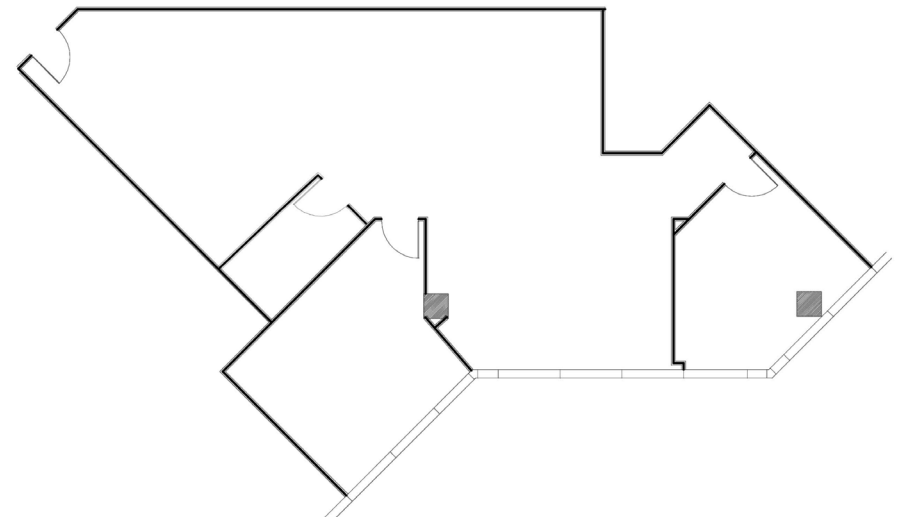
SUITE 440

3,637 SF



SUITE 450

1,994 SF

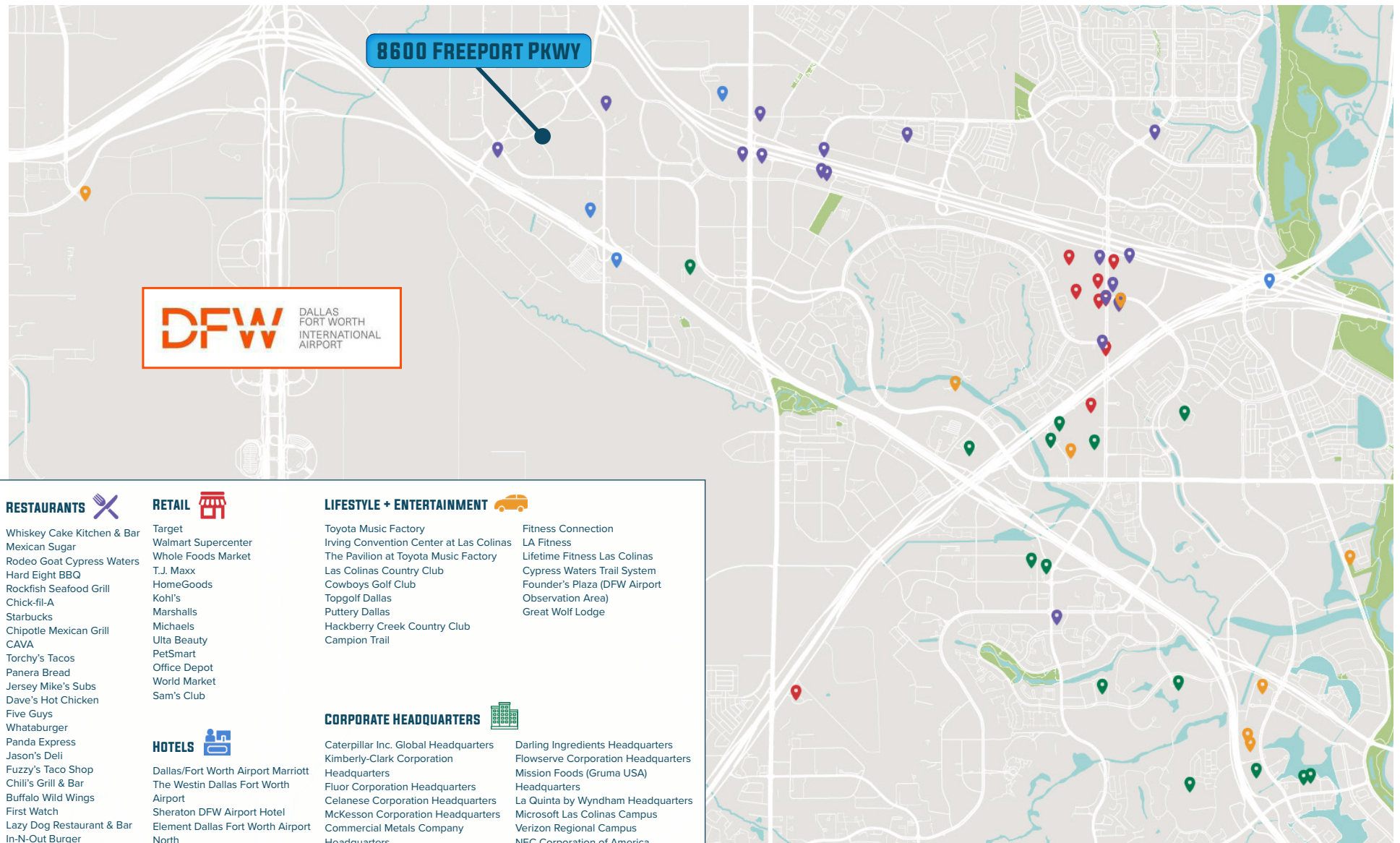


EXTERIOR GALLERY



8600 FREEPORT PARKWAY
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NEARBY RETAILERS



RESTAURANTS

Whiskey Cake Kitchen & Bar
Mexican Sugar
Rodeo Goat Cypress Waters
Hard Eight BBQ
Rockfish Seafood Grill
Chick-fil-A
Starbucks
Chipotle Mexican Grill
CAVA
Torchy's Tacos
Panera Bread
Jersey Mike's Subs
Dave's Hot Chicken
Five Guys
Whataburger
Panda Express
Jason's Deli
Fuzzy's Taco Shop
Chili's Grill & Bar
Buffalo Wild Wings
First Watch
Lazy Dog Restaurant & Bar
In-N-Out Burger
Cheddar's Scratch Kitchen
McAlister's Deli

RETAIL

Target
Walmart Supercenter
Whole Foods Market
T.J. Maxx
HomeGoods
Kohl's
Marshalls
Michaels
Ulta Beauty
PetSmart
Office Depot
World Market
Sam's Club

HOTELS

Dallas/Fort Worth Airport Marriott
The Westin Dallas Fort Worth
Airport
Sheraton DFW Airport Hotel
Element Dallas Fort Worth Airport
North
Four Points by Sheraton DFW
Airport North

LIFESTYLE + ENTERTAINMENT

Toyota Music Factory
Irving Convention Center at Las Colinas
The Pavilion at Toyota Music Factory
Las Colinas Country Club
Cowboys Golf Club
Topgolf Dallas
Puttery Dallas
Hackberry Creek Country Club
Campion Trail
Fitness Connection
LA Fitness
Lifetime Fitness Las Colinas
Cypress Waters Trail System
Founder's Plaza (DFW Airport
Observation Area)
Great Wolf Lodge

CORPORATE HEADQUARTERS

Caterpillar Inc. Global Headquarters
Kimberly-Clark Corporation
Headquarters
Fluor Corporation Headquarters
Celanese Corporation Headquarters
McKesson Corporation Headquarters
Commercial Metals Company
Headquarters
Vistra Corporation Headquarters
Nexstar Media Group Headquarters
Darling Ingredients Headquarters
Flowsolve Corporation Headquarters
Mission Foods (Gruma USA)
Headquarters
La Quinta by Wyndham Headquarters
Microsoft Las Colinas Campus
Verizon Regional Campus
NEC Corporation of America
Headquarters

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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