



1400 Corporate Drive • Irving, Texas 75038

**Suites Available Ranging from
368 SF - 10,388 SF**

AMENITIES + AVAILABLE SUITES



Floor-to-Ceiling Glass Window
Atrium Suites



Convenient Access to Metro Dallas, LBJ
(635) and President George Bush Tollway



Parking Ratio: 3/1000 SF
(Surface)



Excellent Las Colinas Location with Close
Proximity to Entertainment, Restaurants,
Retail and Quality Residential
Neighborhoods



Building Conference Center



5 Miles from DFW Airport

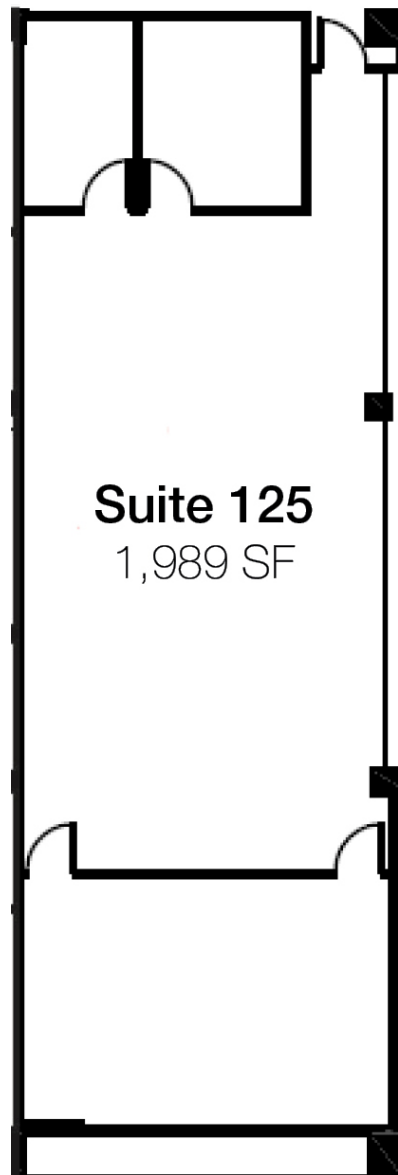


Meticulously Maintained
Building

Suite 125	1,989 SF	Contiguous 4,232 SF
Suite 132	2,243 SF	
Suite 165	2,536 SF	
Suite 170	1,195 SF	Contiguous 2,856 SF
Suite 175	1,661 SF	
Suite 275	2,482 SF	
Suite 285	2,790 SF	
Suite 300A	4,212 SF	Contiguous 10,388 SF
Suite 350	368 SF	
Suite 375	5,808 SF	

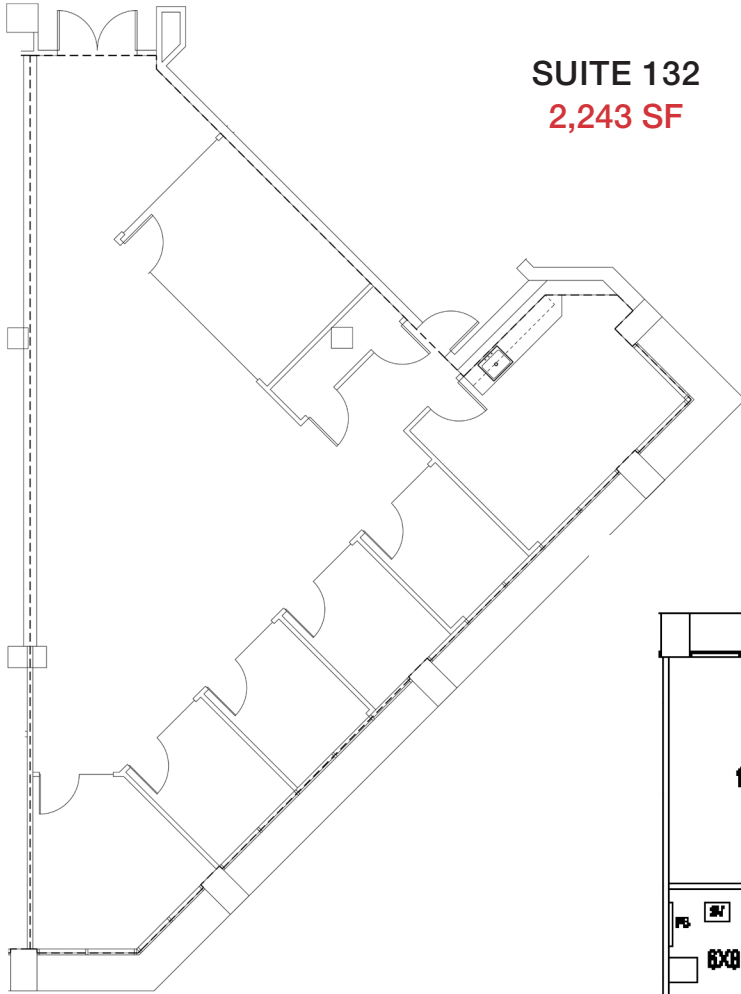
AVAILABLE SUITE FLOOR PLANS

SUITE 125
1,989 SF

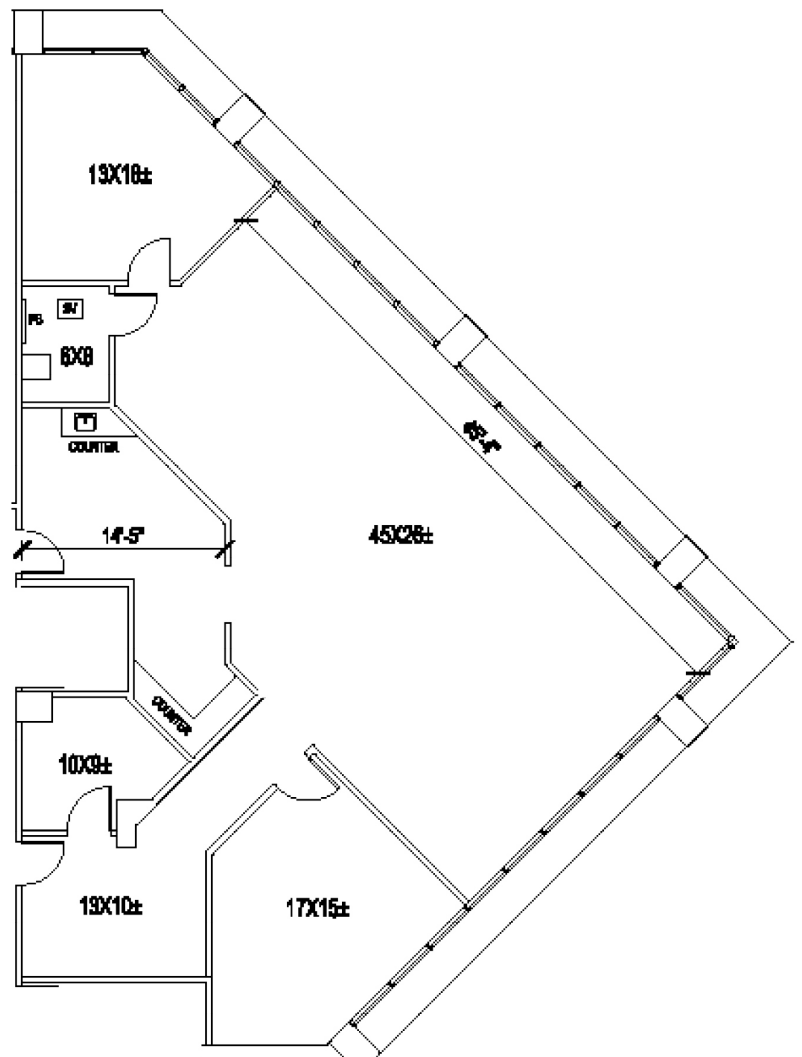


AVAILABLE SUITE FLOOR PLANS

SUITE 132
2,243 SF

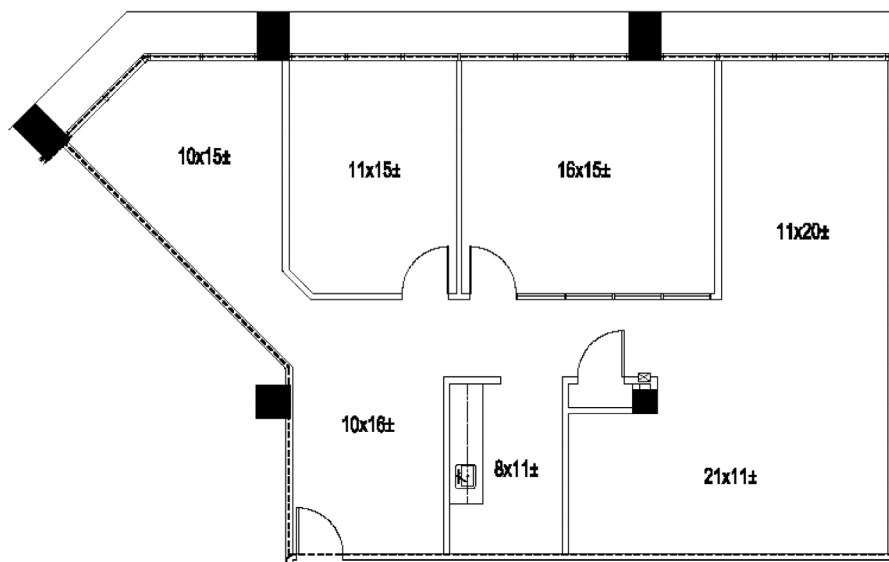
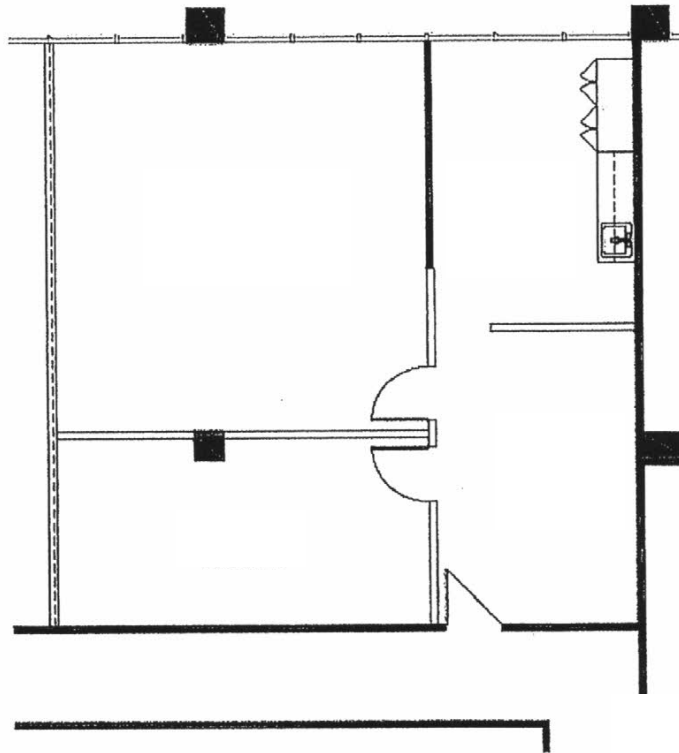


SUITE 165
2,536 SF



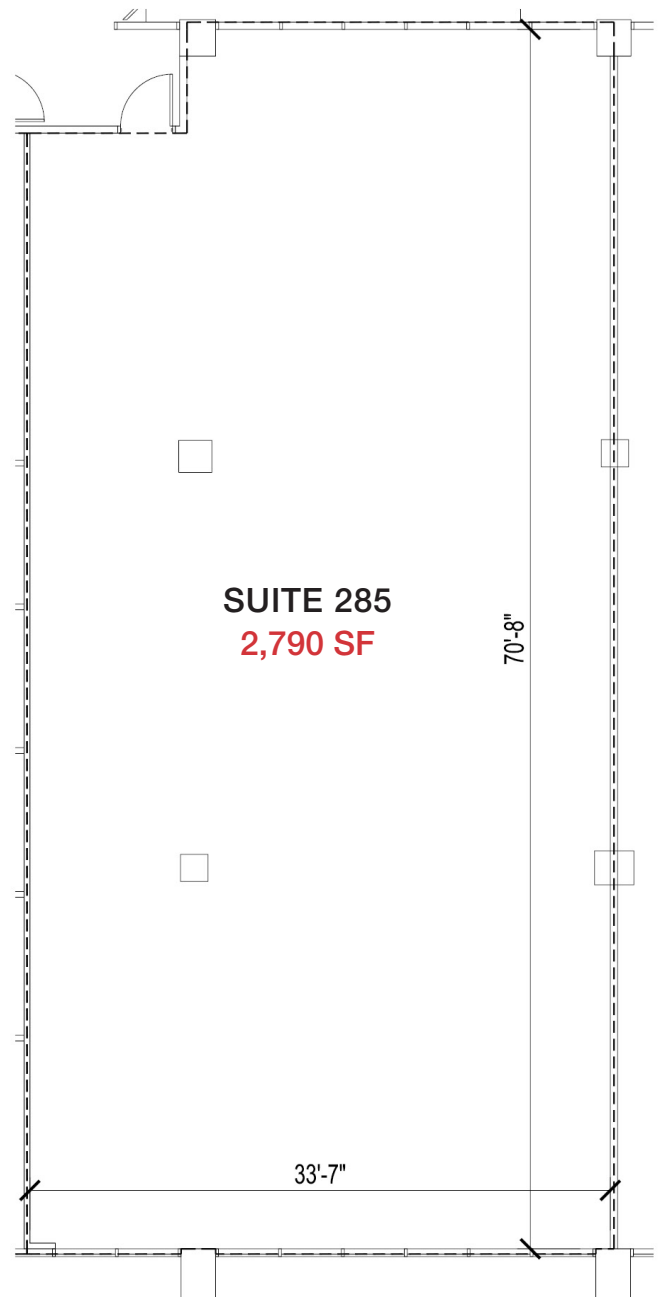
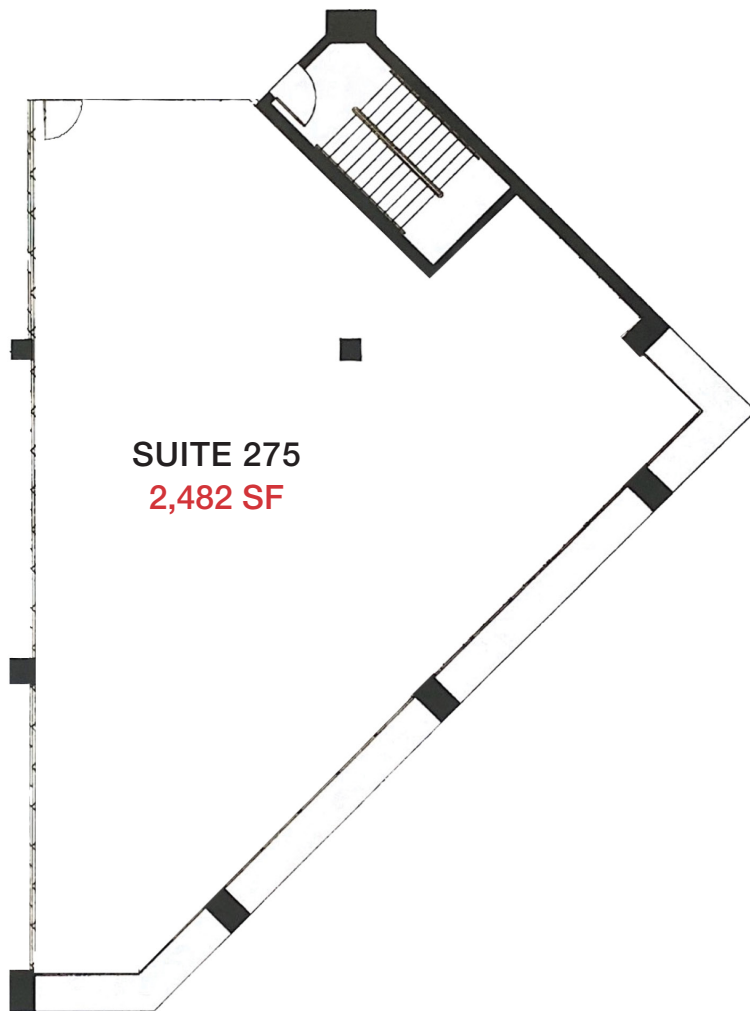
AVAILABLE SUITE FLOOR PLANS

SUITE 170
1,195 SF



SUITE 175
1,661 SF

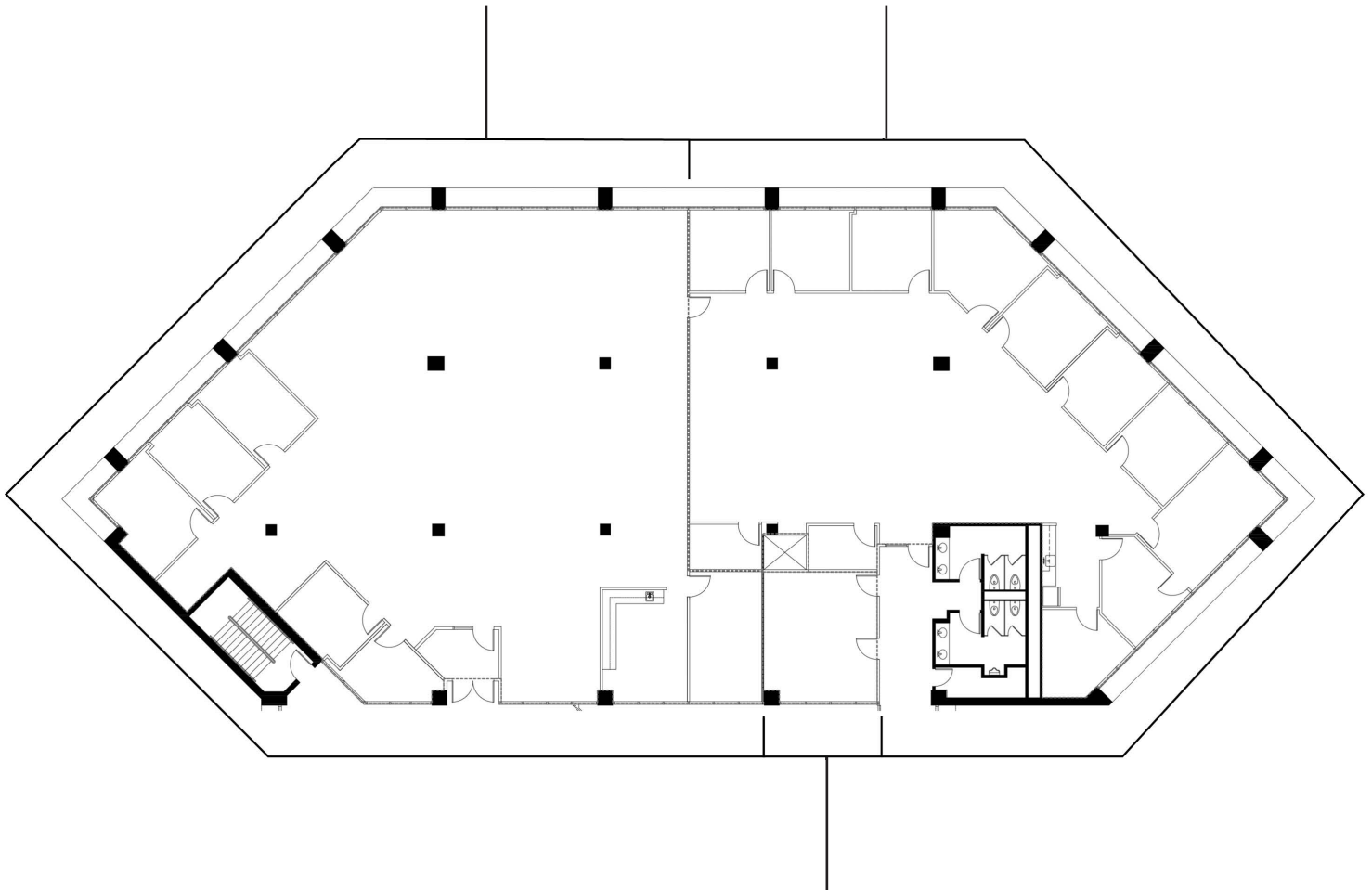
AVAILABLE SUITE FLOOR PLANS



AVAILABLE SUITE FLOOR PLANS

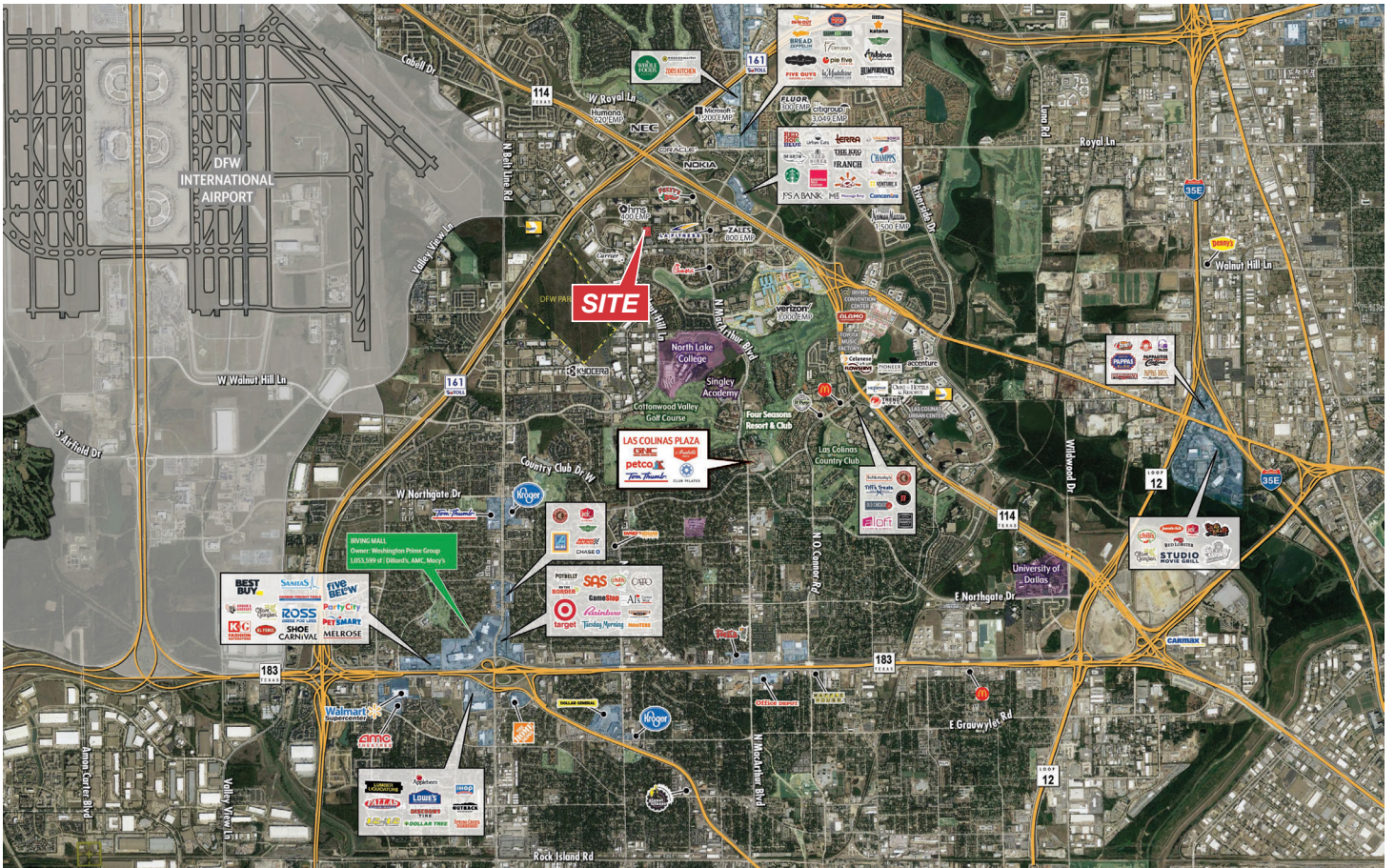
SUITE 375
5,808 SF

SUITE 300A
4,212 SF



SUITE 350
368 SF







AGENTS

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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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date