



Crestview Tower

OFFICE / FOR LEASE

105 Decker Ct, Irving, TX 75062

RCP

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RESERVE
CAPITAL PARTNERS

Las Colinas

Crestview Tower is minutes from State Highway 114 and DFW Airport. Recently **completed ~\$1.2 million capital investment** sets this midrise tower apart from the competition.

Improvements include enhancements to the lobby, corridors, and exterior patio features.

Amenities

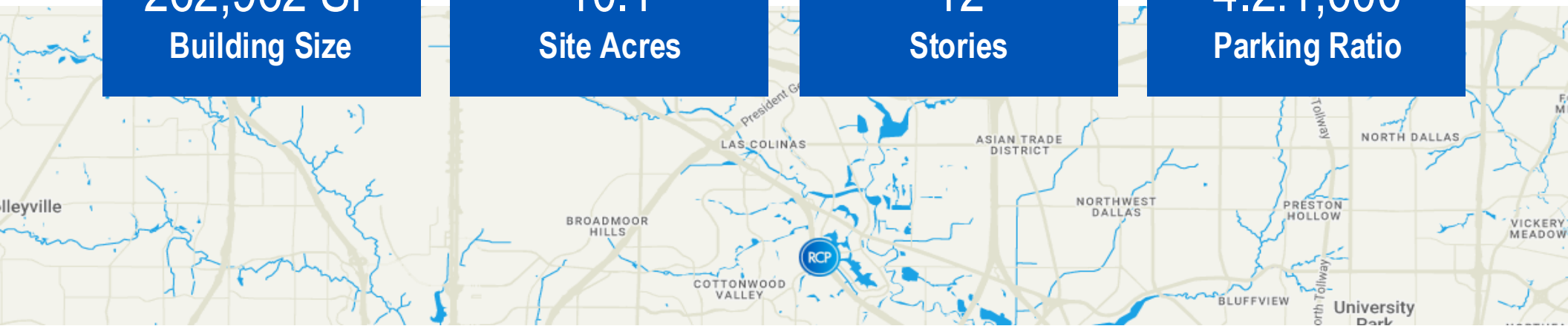
- Fitness center and locker rooms with complimentary towel service
- Grab & Go market
- Complimentary coffee bar
- On-site conference center with accommodations for ~40 people
- On-site property management
- 24-hour on-site security guard
- Key card access
- Janitorial services – 5 days a week
- Fiber/high speed internet: Spectrum, Logix, Verizon, AT&T, Zayo
- Surface and garage parking available

262,962 SF
Building Size

10.1
Site Acres

12
Stories

4.2:1,000
Parking Ratio



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Building Features

- Excellent Views of Urban Center and Las Colinas Golf Course
- Monument signage available
- Covered garage parking and abundant surface parking
- Enclosed delivery dock with easy access to service elevator
- Patio and furniture overlooking the garden
- Backup generator for building fire & life systems

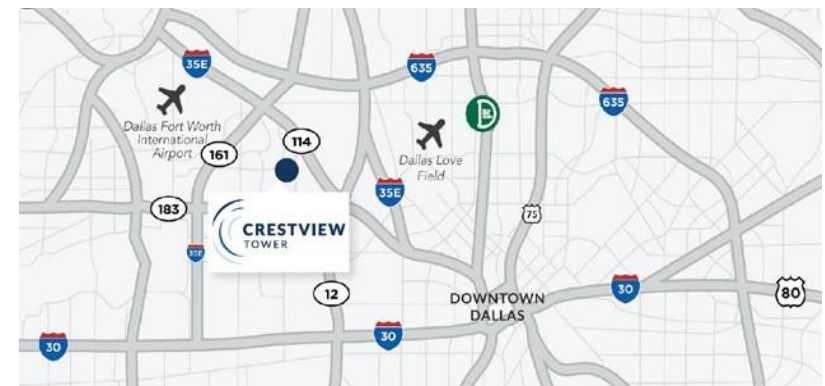


LINK TO BUILDING WALK-THROUGH
vimeo <https://vimeo.com/1071957666>

Superior Access

- Close proximity to local airports and hotspots
- Easy access to five major freeways

10 Min. DFW Airport	20 Min. Downtown Dallas
15 Min. DAL Airport	6 Min. Toyota Music Factory



Irving is home to more than 2,000 companies,
including **8** on the **Fortune 500 list.**

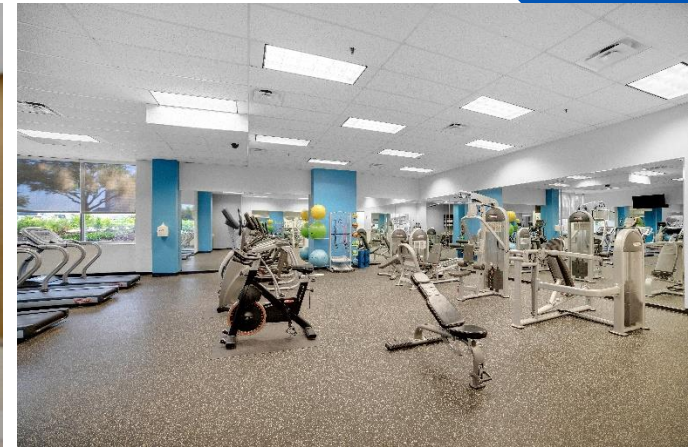
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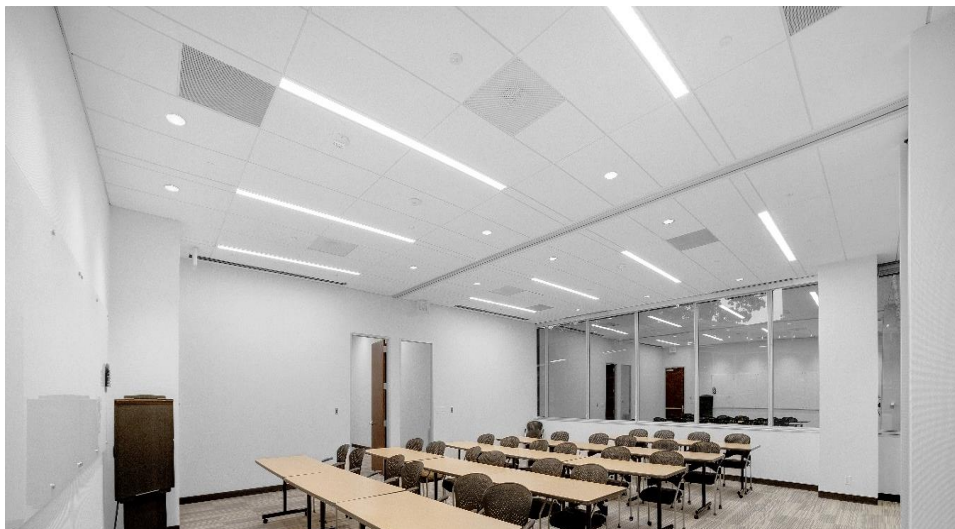
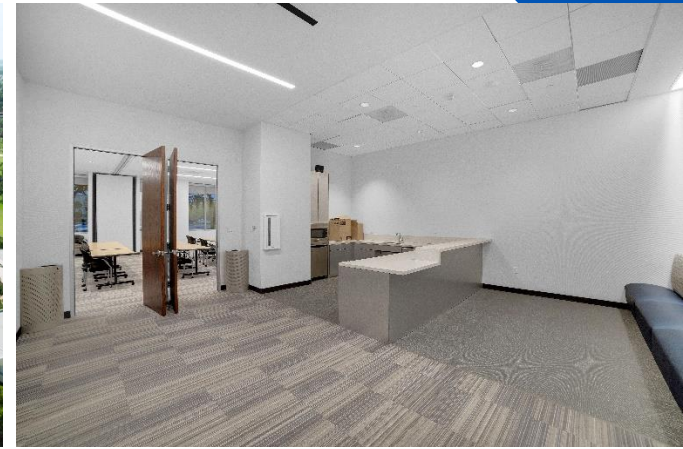


For more photos and info about this property, please visit
ReserveCapPartners.com and navigate as shown below:
PORTFOLIO > OFFICE > CRESTVIEW TOWER

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RESERVE
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Vacancies

Suite 160- 2,033 SF – Management Office

Suite 250- 3,884 SF (spec) *

Suite 275- 2,500 SF (spec) *

Suite 300- 5,104 SF (shell)

Suite 530- 3,290 SF (spec) *

Suite 640 – 2,016 SF *

Suite 670 – 5,600 SF *

Suite 800 – 4,013 SF (spec)

Suite 850 – 3,496 SF *

Suite 875 – 2,132 SF *

Suite 925 – 5,695 SF (shell)

* *contiguous*

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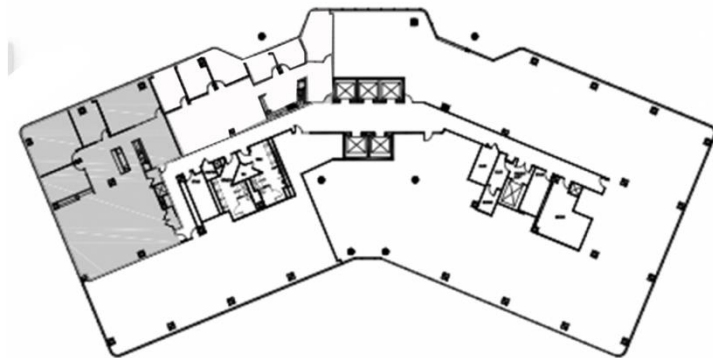
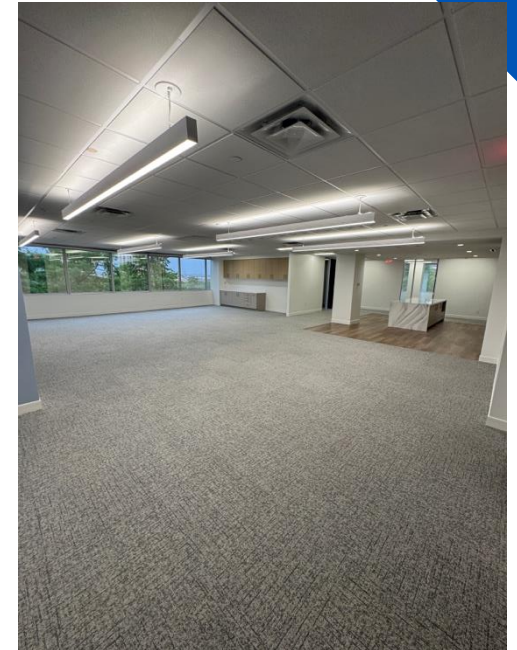
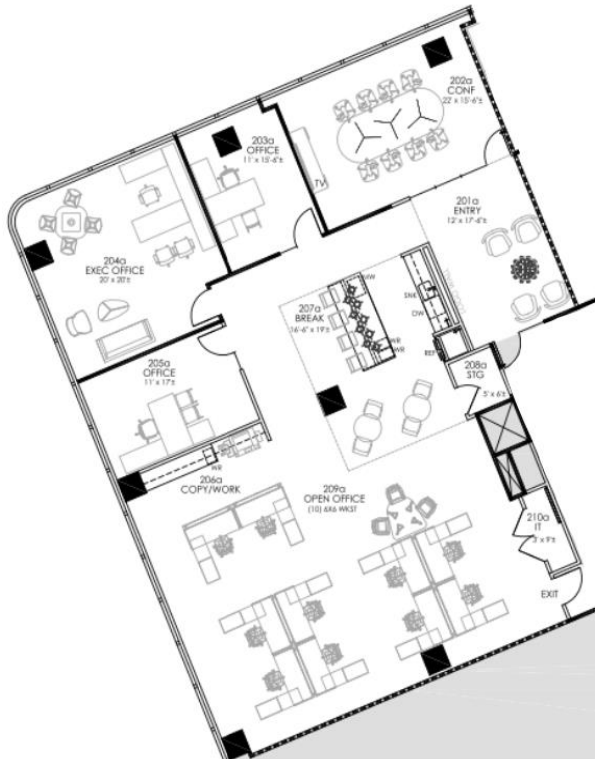
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RESERVE
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Suite 250 | 3,884 SF

- Spec Suite
- 3 Offices
- 1 Conference Room
- Island Break
- Open Space
- Las Colinas Urban Center View



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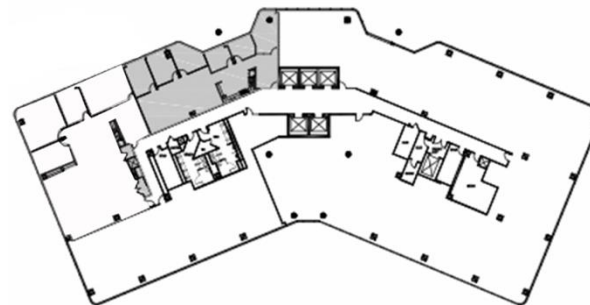
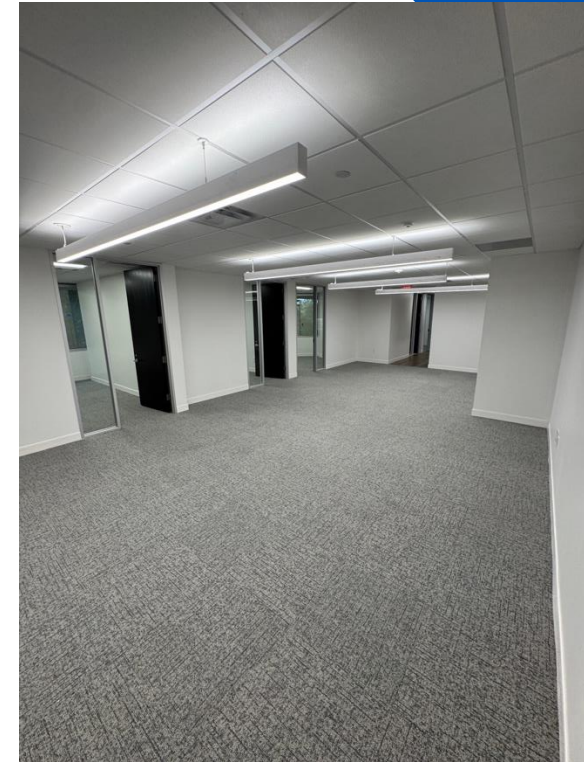
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Suite 275 | 2,500 SF

- Spec Suite
- 5 Offices
- Conference Room
- Open Break
- Treehouse Views
- Open Space
- Elevator Lobby Exposure



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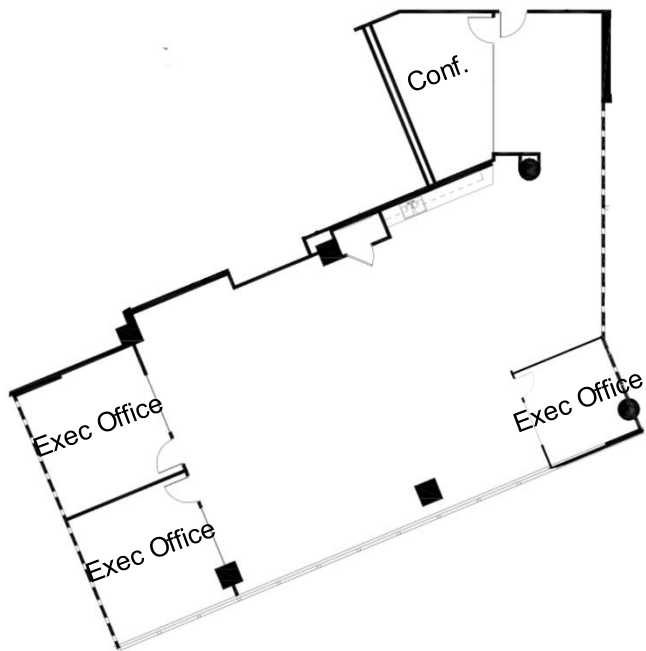
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RESERVE
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Suite 530 / 3,290 SF

- Move-In Ready
- 3 Executive Offices
- Open Break Room
- Glass Conference Room
- Elevator Lobby Exposure



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RCP RESERVE
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Suite 640 / 2,016 SF

Suite 670 / 5,600 SF

- 2nd Gen Space
- Excellent Layout
- 8 Offices
- 2 Large Conference Rooms
- Break Area
- Excellent view of Urban Center
- Elevator Lobby Exposure



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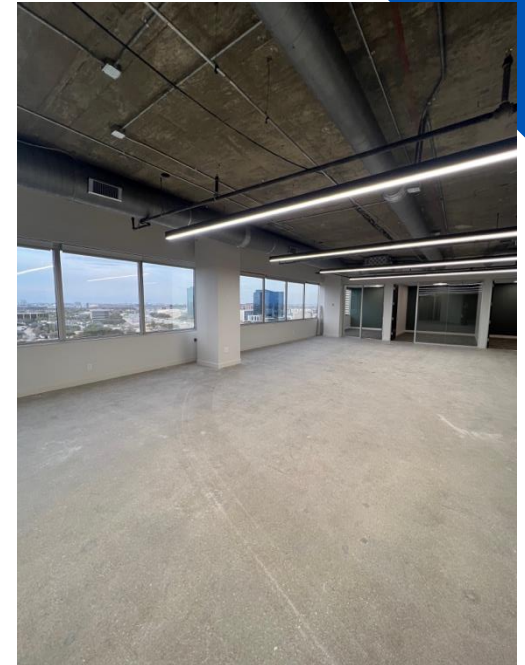
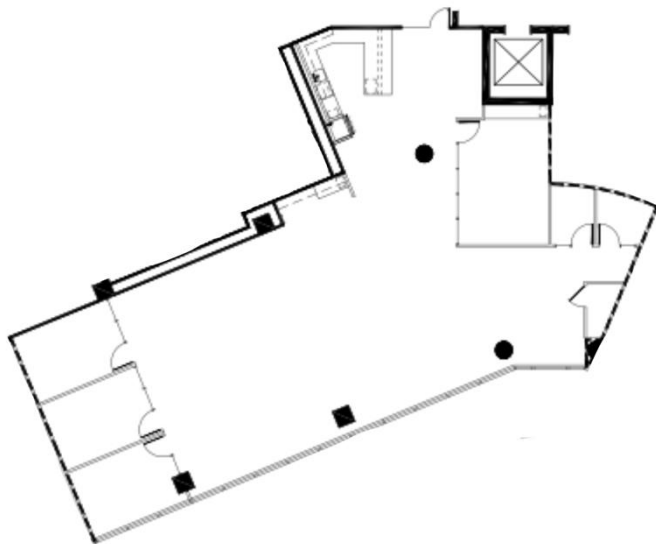
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RCP RESERVE
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Suite 800 | 4,013 SF

- Spec Suite
- Polished Concrete Floor
- Exposed Ceiling
- Open Break Concept
- 3 Offices
- 2 Call Rooms
- Conference Room
- IT Server
- Open Sales Floor
- Elevator Lobby Exposure



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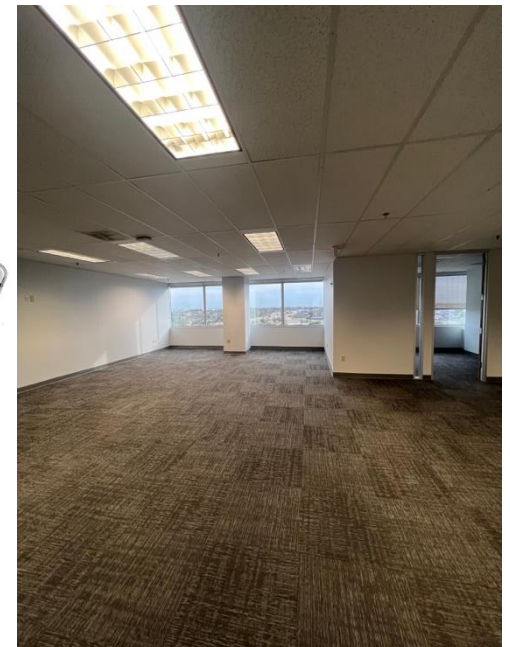
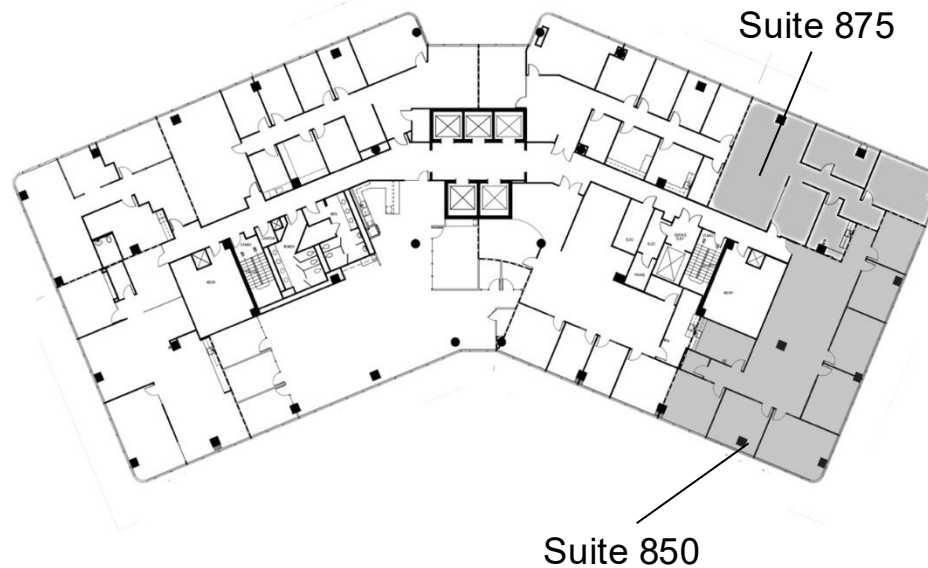


Suite 850 | 3,496 SF

- 6 Offices
- 1 Conference Room
- Break Room
- Open Interior
- End cap space
- Excellent wrap around views

Suite 875 | 2,132SF

- 2 Executive Offices
- Open Space
- Break Room
- Stunning view of Las Colinas Country Club



Property Contact

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