



# INTELLICENTER

3701 REGENT BOULEVARD, IRVING, TX

A NEW EXPERIENCE

**NEWMARK**



RECEPTION & SECURITY DESK



LOBBY



TENANT LOUNGE & GRAB N GO

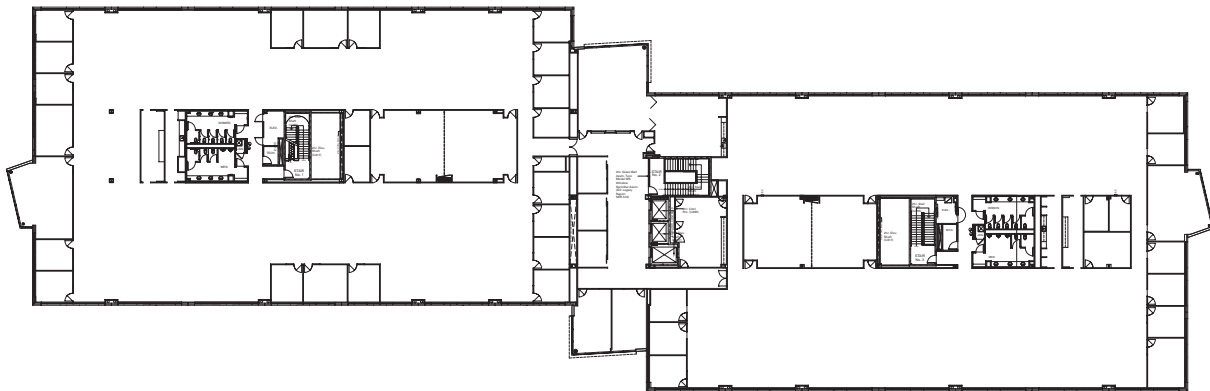


EXPANSIVE OUTDOOR PATIO



4TH FLOOR

Typical Floorplate | 51,000 RSF



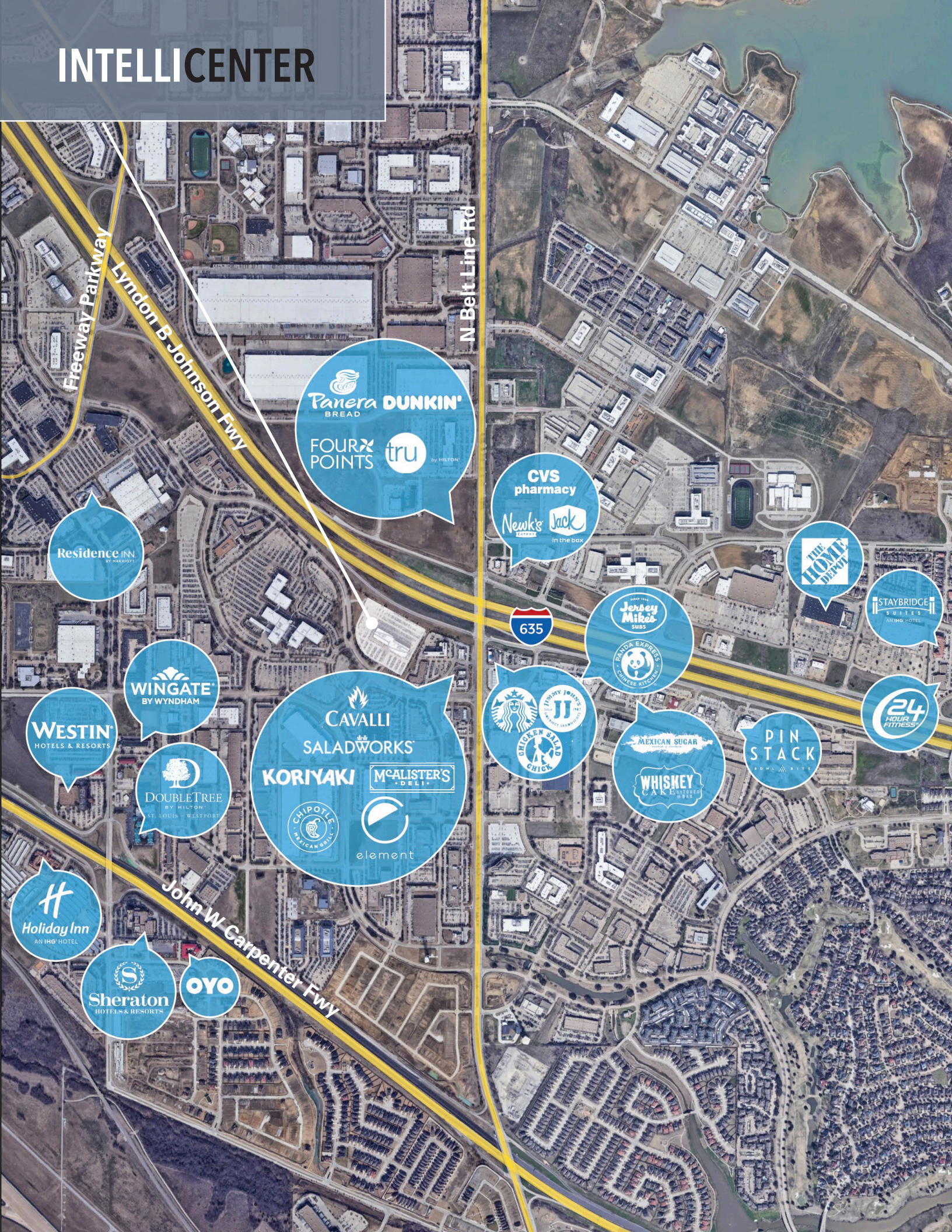
# PROPERTY HIGHLIGHTS



## FEATURES

- Full Building Renovation Now Complete!
  - Renovations include ultra-modern reception and lobby
  - Activated tenant lounge featuring a grab n go, pool table, shuffleboard and collaborative space
  - Expansive outdoor patio and new landscaping
- Class A, 4 Stories, 200,000 RSF
- Highly Efficient Mega Floor Plates
- Top of Building Signage Opportunity with Excellent Visibility
- 6 per 1,000 RSF Parking Ratio
- Abundant Walkable Amenities
- 5 Minute Drive to DFW International Airport

# INTELLICENTER



Freeway Parkway  
Lyndon B Johnson Fwy

N Belt Line Rd

Panera BREAD  
DUNKIN'  
FOUR POINTS  
tru by HILTON

CVS pharmacy  
Newk's  
Jack In the box

Residence INN BY HARRIOTT

THE HOME DEPOT

STAYBRIDGE SUITES AN IHG HOTEL

WINGATE BY WYNDHAM

WESTIN HOTELS & RESORTS

Jersey Mike's SUBS  
PANDA EXPRESS CHINESE KITCHEN

635

CAVALLI  
SALADWORKS  
KORIYAKI  
McALISTER'S DELI  
CHIPOTLE MEXICAN GRILL  
element

DOUBLETREE BY HILTON ST. LOUIS - WESTPORT

STARBUCKS  
CHICKEN SANDWICH CHICK  
SPINNY JOHN'S

MEXICAN SUGAR  
WHISKEY C.A.K. DISTILLED WHISKY

PIN STACK

24 HOUR FITNESS

Holiday Inn AN IHG HOTEL

John W Garpenter Fwy

Sheraton HOTELS & RESORTS

OYO

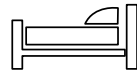
# MOST WALKABLE BUILDING IN FREEPORT

WITHIN A TWO MILE RADIUS



**57**

RESTAURANTS



**28**

HOTELS



**45**

RETAIL STORES

**22**

MINUTES TO  
DOWNTOWN  
DALLAS

**8**

MINUTES TO  
DFW INT'L  
AIRPORT

**21**

MINUTES TO  
LOVE  
FIELD



# CONTACT

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OWNERSHIP



AZTEC

LEASING

**NEWMARK**

MANAGEMENT

**Hines**