



6221 Riverside Drive
Building 6
Irving, Texas 75039

FOR LEASE
9,859 SF - 148,369 SF

NAI Robert Lynn / Industrial

TOP AMENITIES + MAP



Available Suites:

- Suite 100: 19,292 SF
- Suite 102: 23,941 SF
- Suite 105: 13,014 SF
- Suite 106: 15,616 SF
- Suite 110: 9,859 SF
- Suite 116: 23,460 SF
- Suite 118: 19,175 SF
- Suite 119: 24,013 SF



Landscaped Campus Setting



Hiking and Bike Trails



Close Proximity to DFW International Airport, DART, Hotels, Restaurants and Retail



Minutes from Major Thoroughfares, Including I-635, PGB Turnpike, I-35E, SH-114



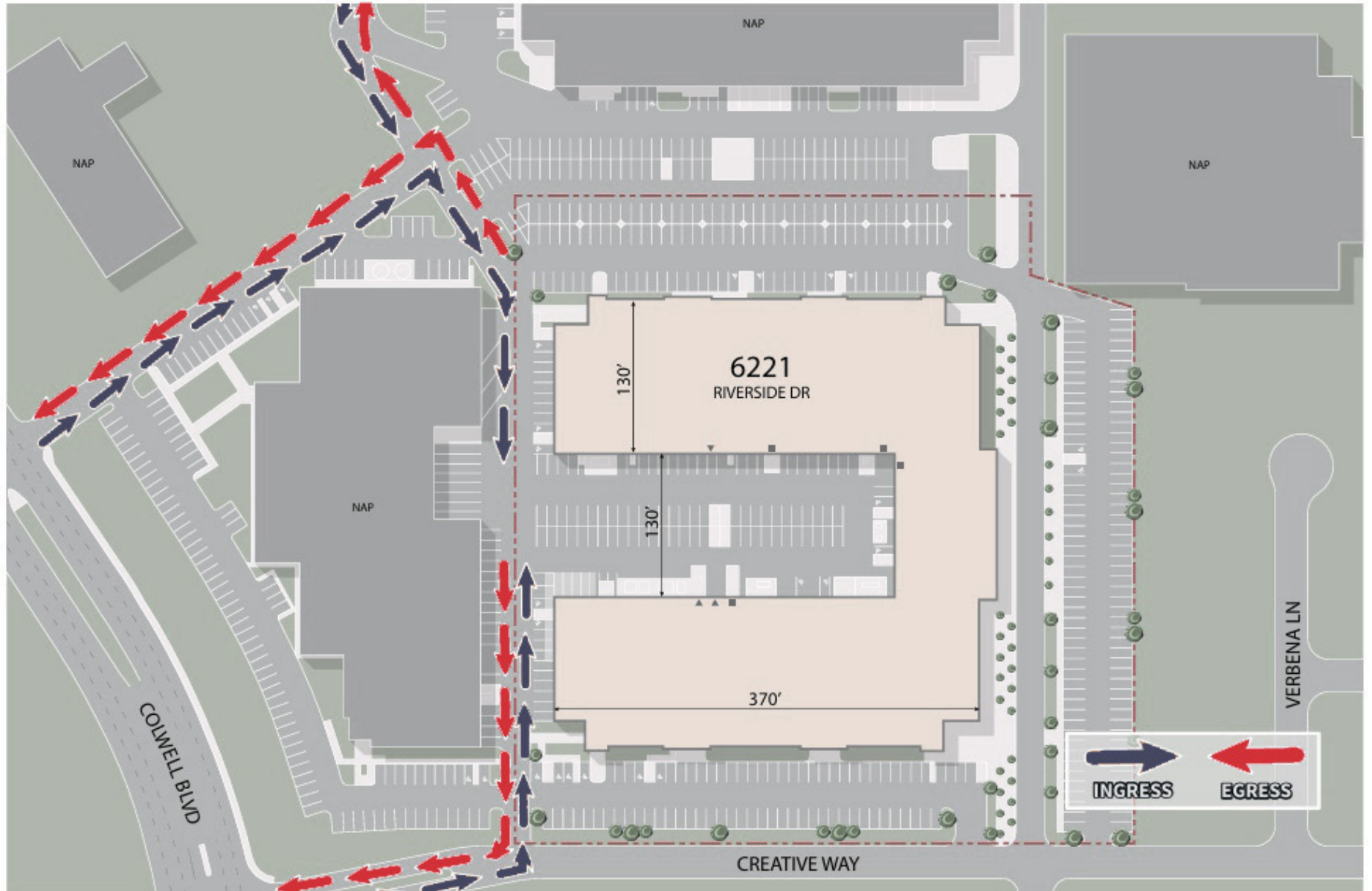
Ample Parking



Lease Rate: Contact Broker



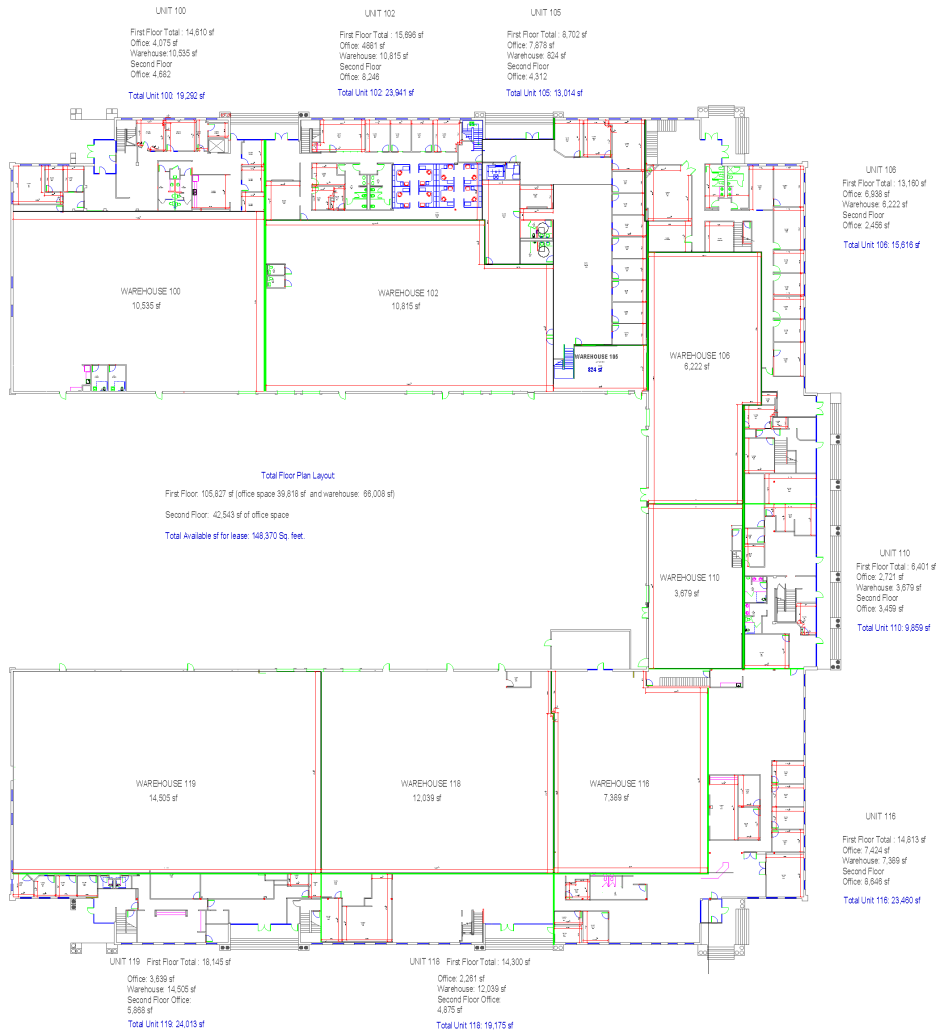
SITE PLAN



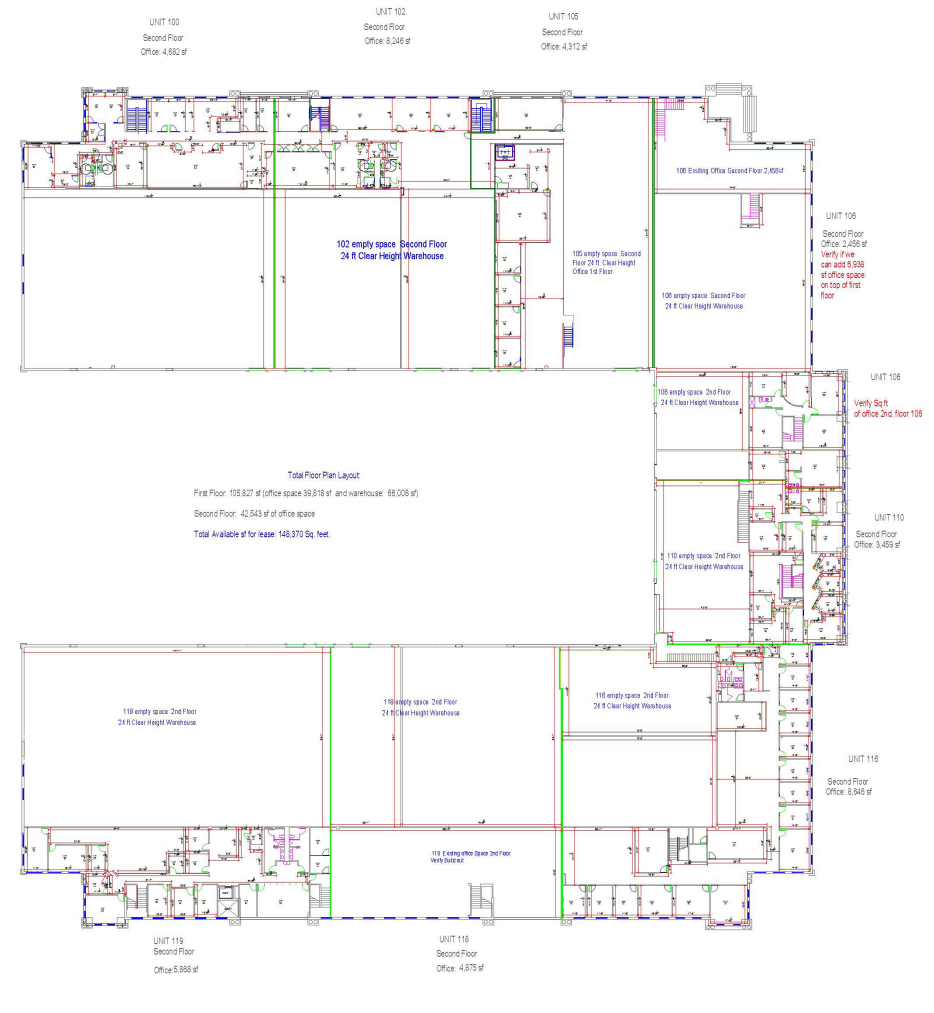
6221 Riverside Drive, Bldg. 6 | Irving, Texas 75039

FOR LEASE **9,859 SF - 148,369 SF**

FLOOR PLANS



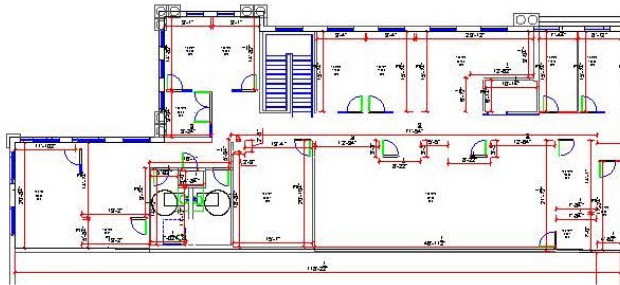
FIRST FLOOR



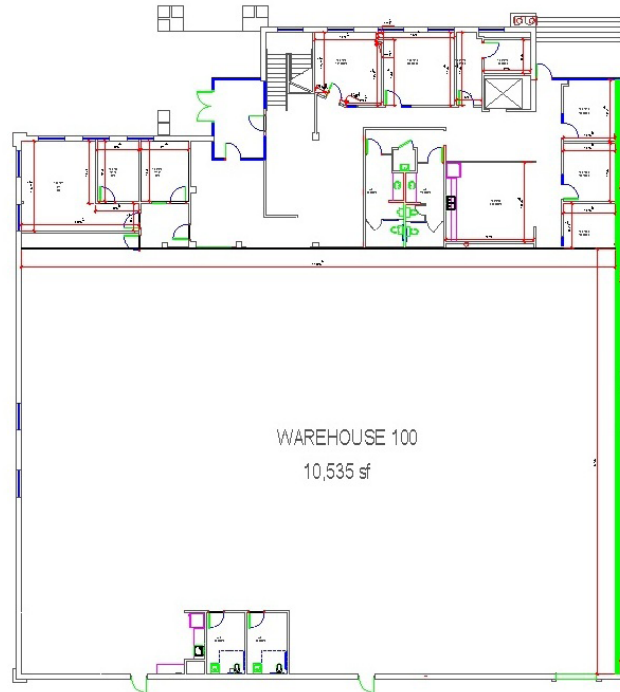
SECOND FLOOR



SUITE FLOOR PLANS

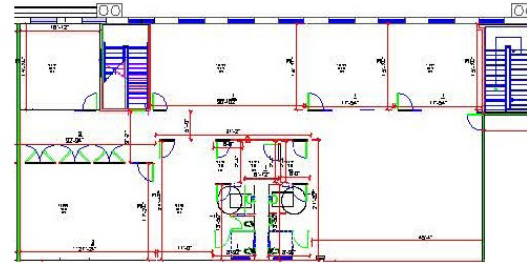


UNIT 100
Second Floor
Office: 4,682 sf

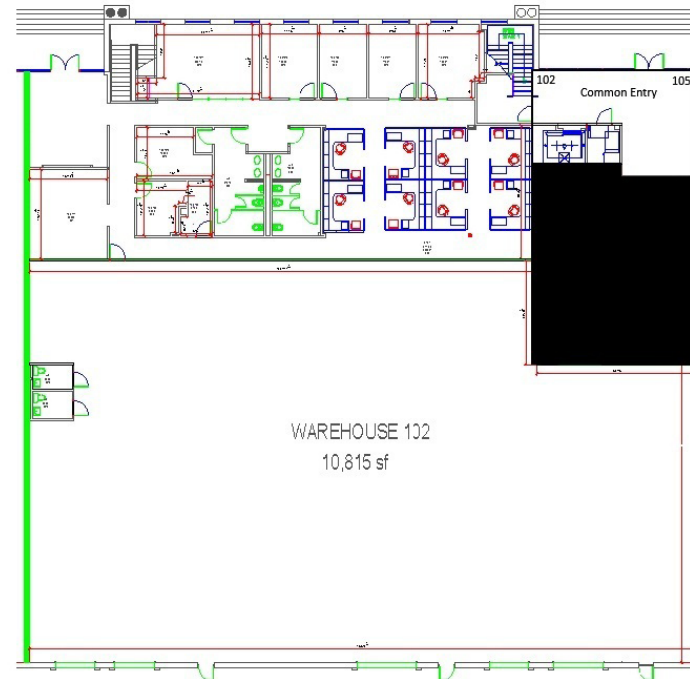


UNIT 100
First Floor Total : 14,611
Office: 4,075 sf
Warehouse: 10,535 sf
Second Floor
Office: 4,682
Total Unit 100: 19,292 sf

SUITE 100
19,292 SF



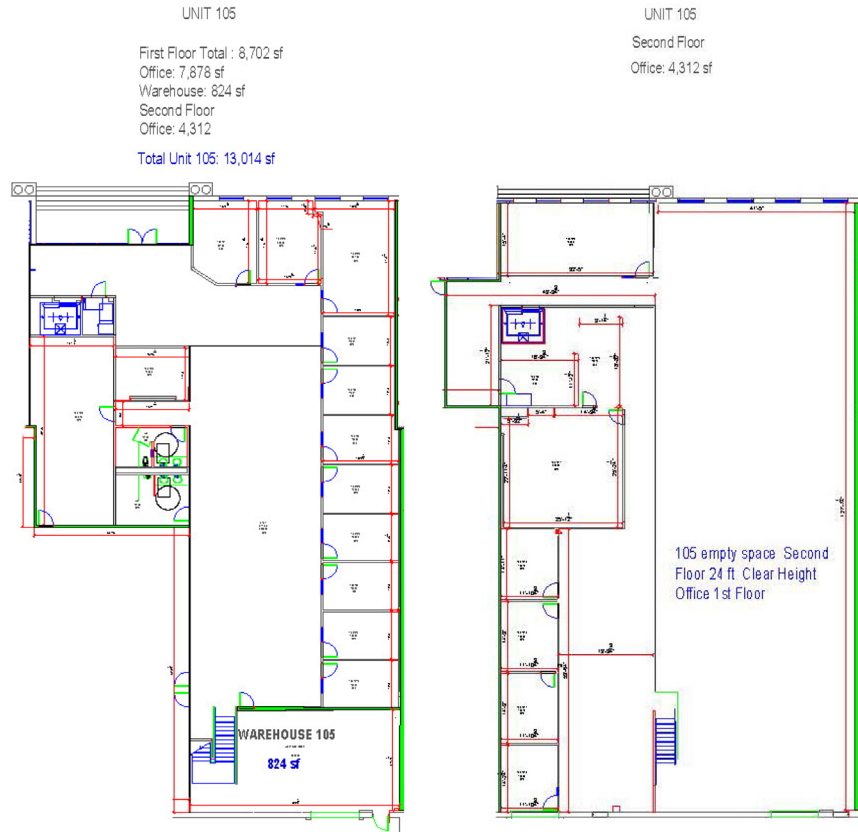
UNIT 102
Second Floor
Office: 8,246 sf



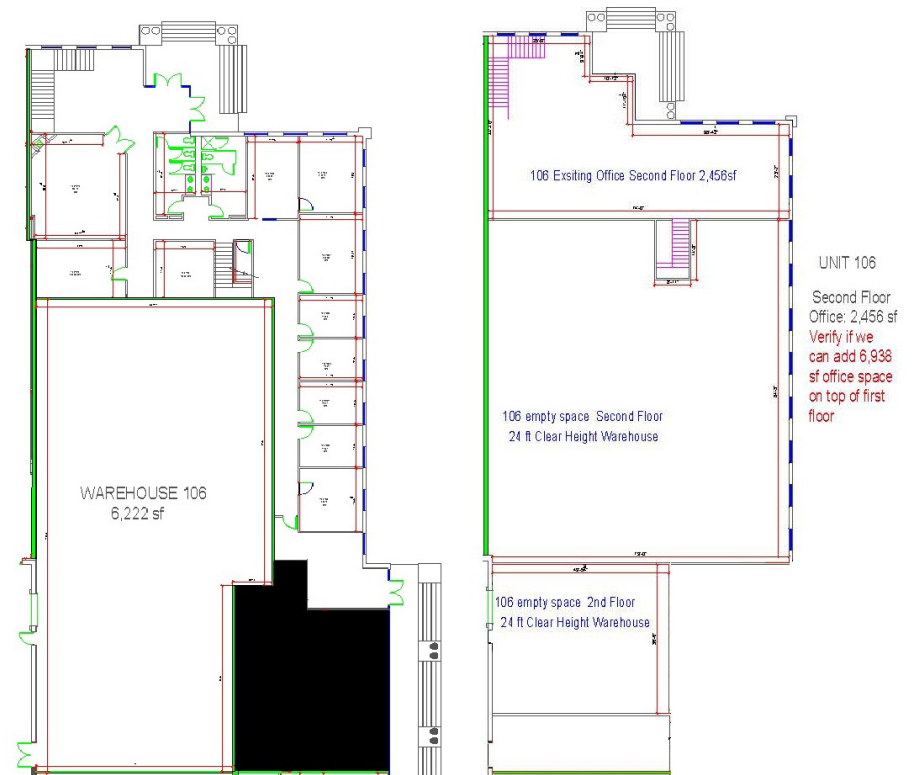
UNIT 102
First Floor Total : 15,696 sf
Office: 4,881 sf
Warehouse: 10,815 sf
Second Floor
Office: 8,246
Total Unit 102: 23,941 sf

SUITE 102
23,941 SF

SUITE FLOOR PLANS

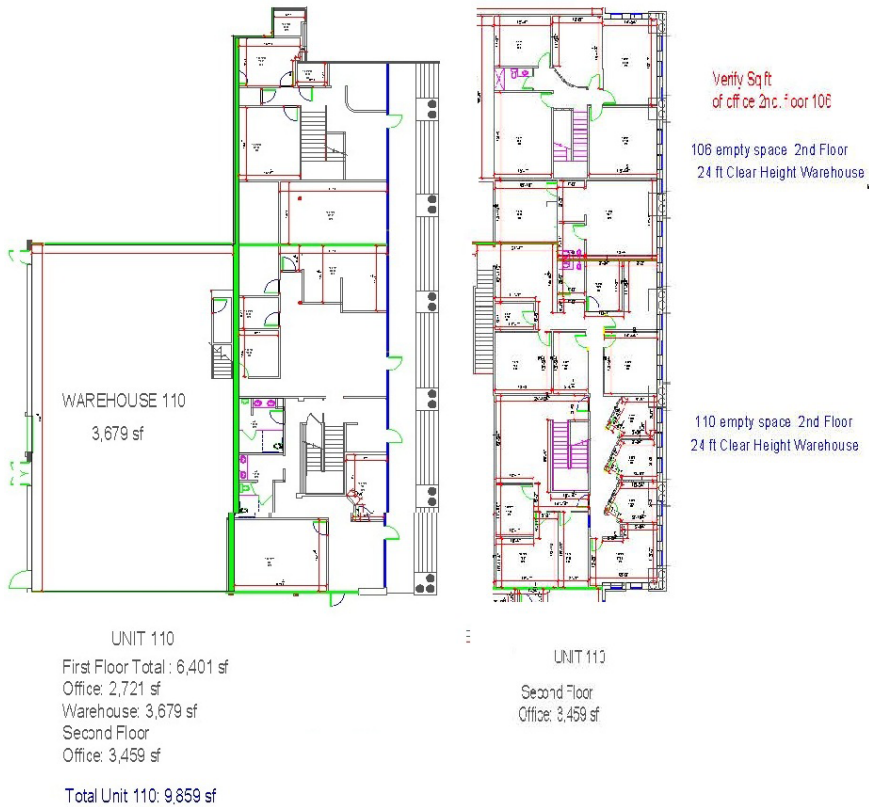


SUITE 105
13,014 SF

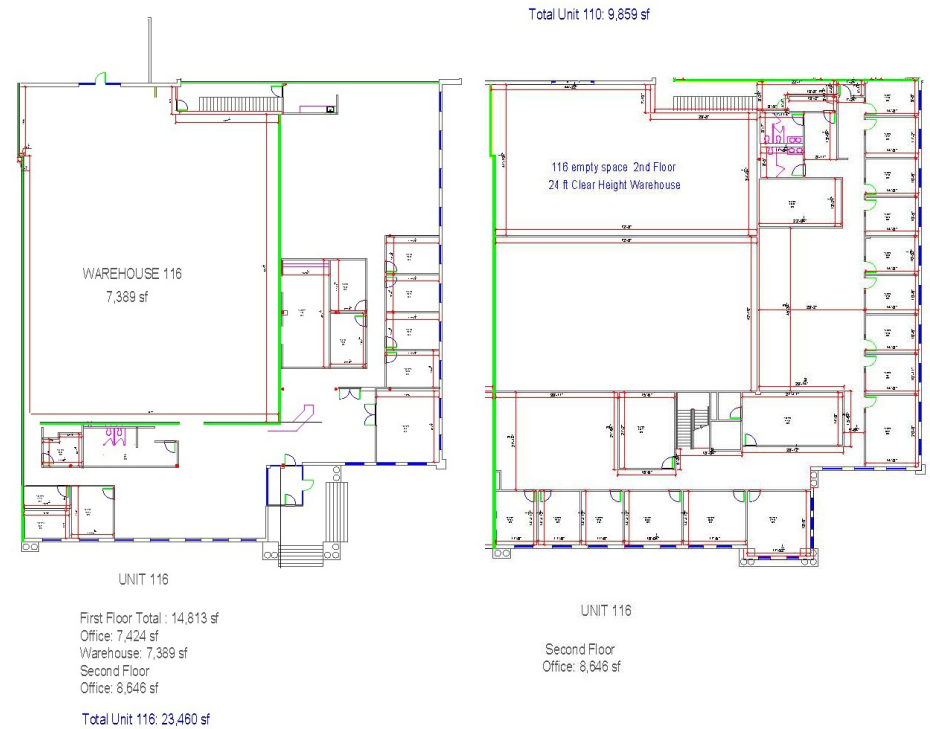


SUITE 106
15,616 SF

SUITE FLOOR PLANS

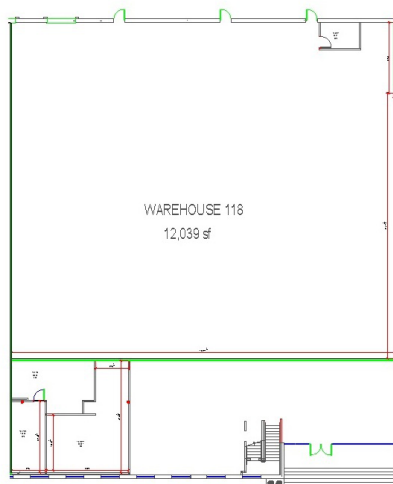


SUITE 110
9,859 SF

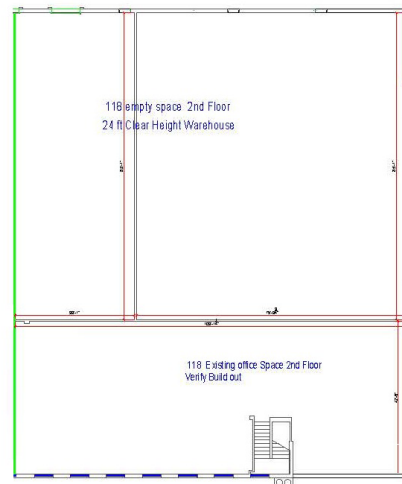


SUITE 116
23,460 SF

SUITE FLOOR PLANS

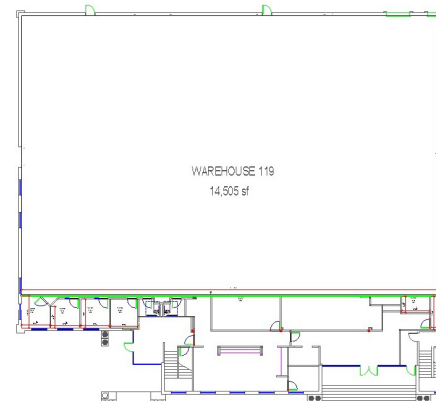


UNIT 118 First Floor Total: 14,300 sf
Office: 2,261 sf
Warehouse: 12,039 sf
Second Floor Office:
4,875 sf
Total Unit 118: 19,175 sf

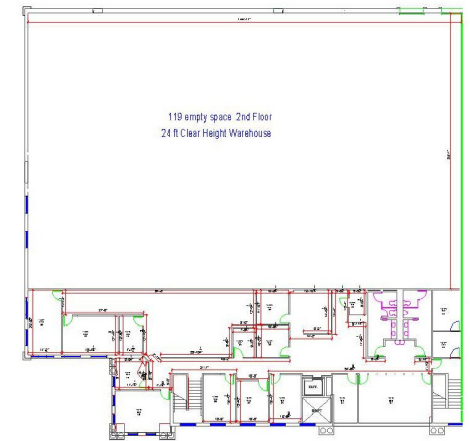


UNIT 118
Second Floor
Office: 4,875 sf

SUITE 118
19,175 SF



UNIT 119 First Floor Total: 18,145 sf
Office: 3,639 sf
Warehouse: 14,505 sf
Second Floor Office:
5,868 sf
Total Unit 119: 24,013 sf



UNIT 119
Second Floor
Office: 5,868 sf

SUITE 119
24,013 SF



AGENT

Zach Stevens, SIOR

214.256.7149

ZSTEVENS@NAIRL.COM

NAI Robert Lynn

4851 LBJ Freeway, 10th Floor
Dallas TX 75244

214.256.7100 | nairl.com

 **SIOR**

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

6221 Riverside Drive, Bldg. 6 | Irving, Texas 75039

FOR LEASE 9,859 SF - 148,369 SF



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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Zach Stevens	639204	zstevens@nairl.com	214-256-7100
Sales Agent/Associate's Name	License No.	Email	Phone