



THE EMBASSY

1431 Greenway Dr.

Irving, TX 75038



For Lease

PROPERTY FEATURES



Covered
Parking

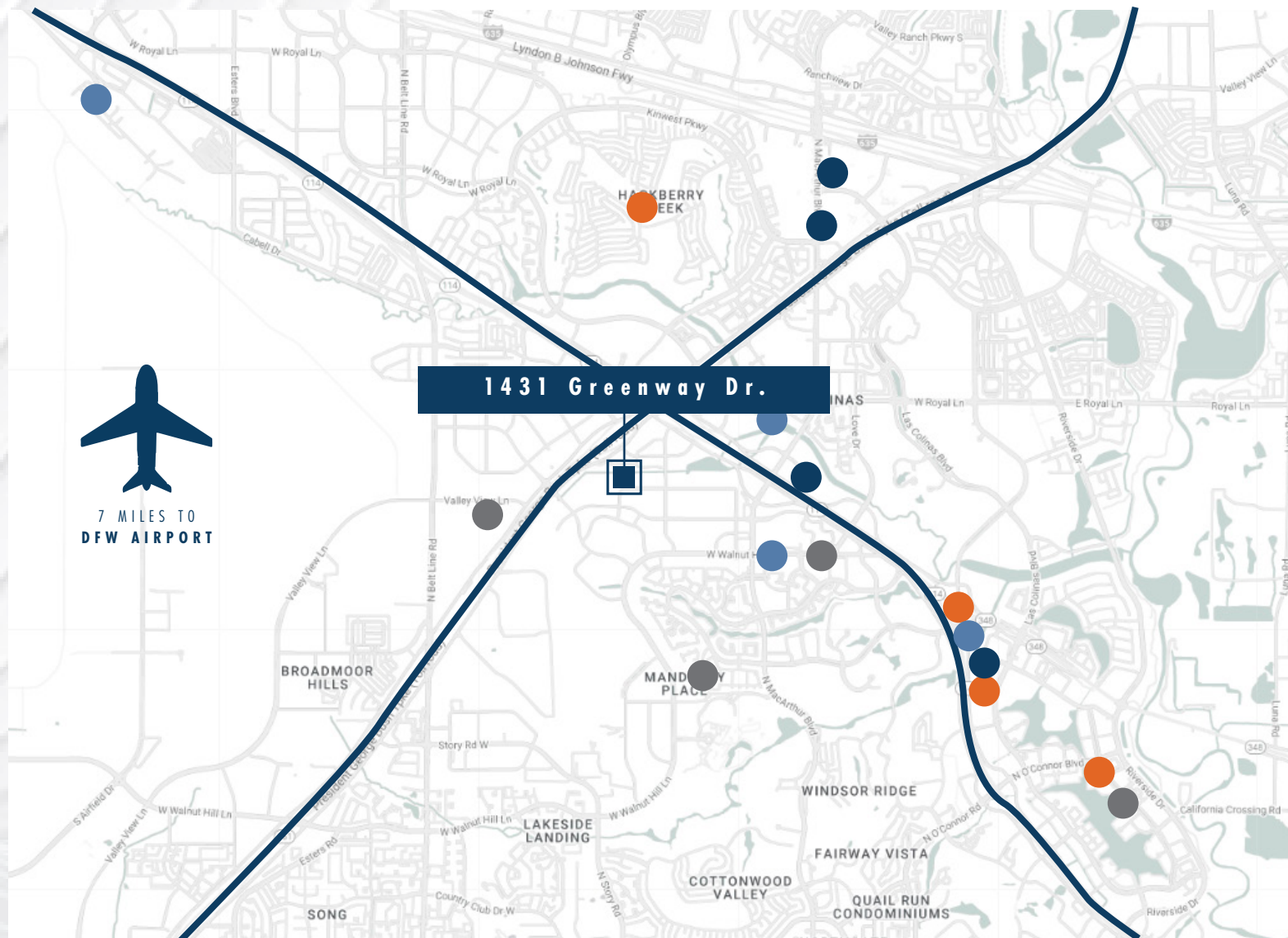
On-Site Cafe

New Tenant
Lounge

Tenant Conference
Center

On-Site Management

SURROUNDING ATTRACTIONS



RESTAURANTS



GLORIA'S
LATIN CUISINE

Mi Cocina

THE RANCH

ENTERTAINMENT



MUSIC FACTORY



FOUR SEASONS



IRVING CONVENTION CENTER
AT LAS COLINAS

HACKBERRY CREEK
COUNTRY CLUB

TRANSIT



Belt Line Station

Hidden Ridge Station

North Lake College Station

Las Colinas Urban Center Station

HOTELS

WESTIN®
HOTELS & RESORTS

DOUBLETREE
by Hilton™

Residence INN.
BY MARRIOTT

CANDLEWOOD
SUITES



INGRESS | EGRESS

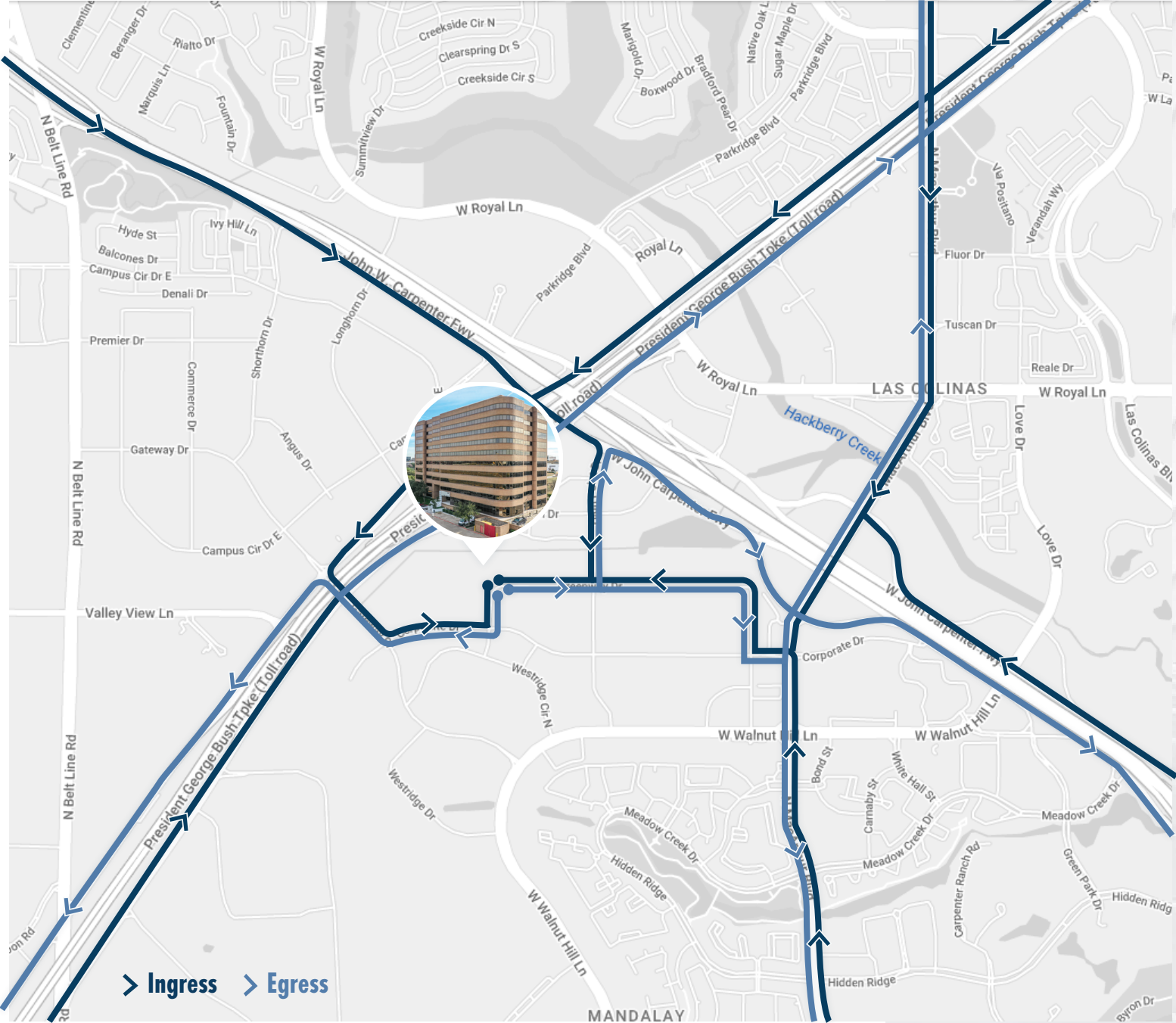
7 Miles
DFW Airport



12 Miles
Love Field



14 Miles
Downtown





- 10 -- SUITE 1025 | 3,728 SF -- SUITE 1050 | 3,728-9,720 SF
- 9 -- SUITE 900 | 7,685 SF -- SUITE 975 | 2,878 SF
- 8 -- SUITE 800 | 18,116 SF
- 7 -- SUITE 775 | 3,823 SF
- 6 -- SUITE 615 | 2,430 SF -- SUITE 618 | 3,471 SF -- SUITE 619 | 3,060 SF
SUITE 600 | 3,525 SF -- SUITE 605 | 1,173 SF
- 5 -- SUITE 510 | 9,267 SF -- SUITE 525 | 3,354 SF
- 4 -- SUITE 410 | 3,279 SF
- 3 -- SUITE 300 | 7,550 SF -- SUITE 350 | 6,421 SF
- 2
- 1 -- SUITE 146 | 7,114 SF

10 STORIES

4 ELEVATORS

1 FLOOR GARAGE

3.3 PARKING

197,239 SF

Total Building Size

19,724 SF

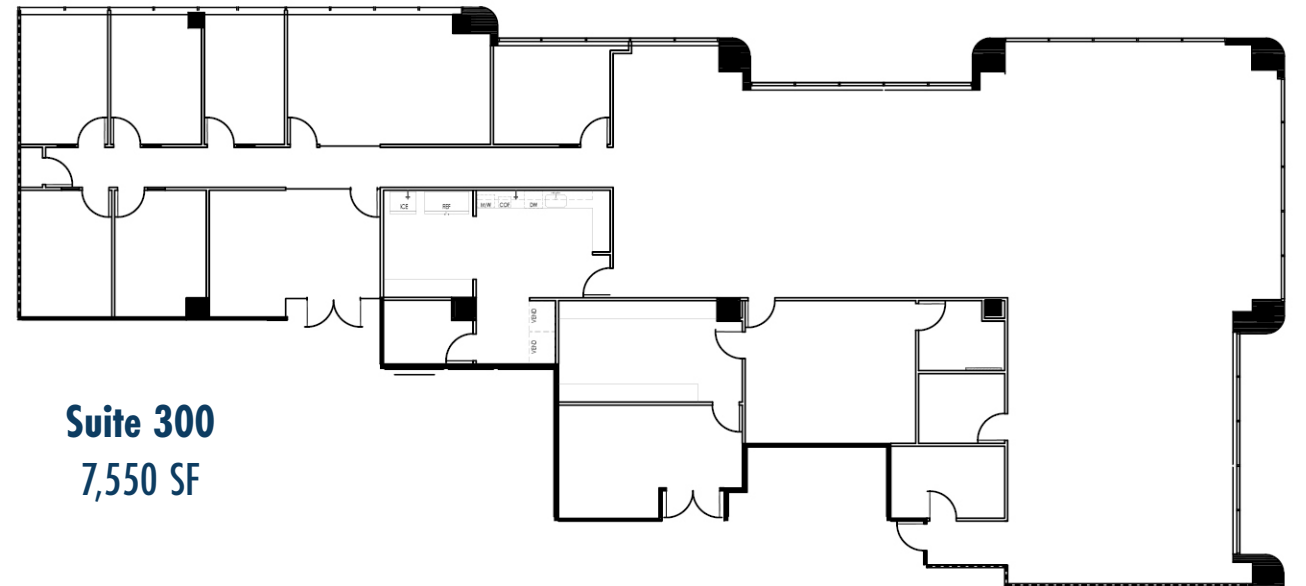
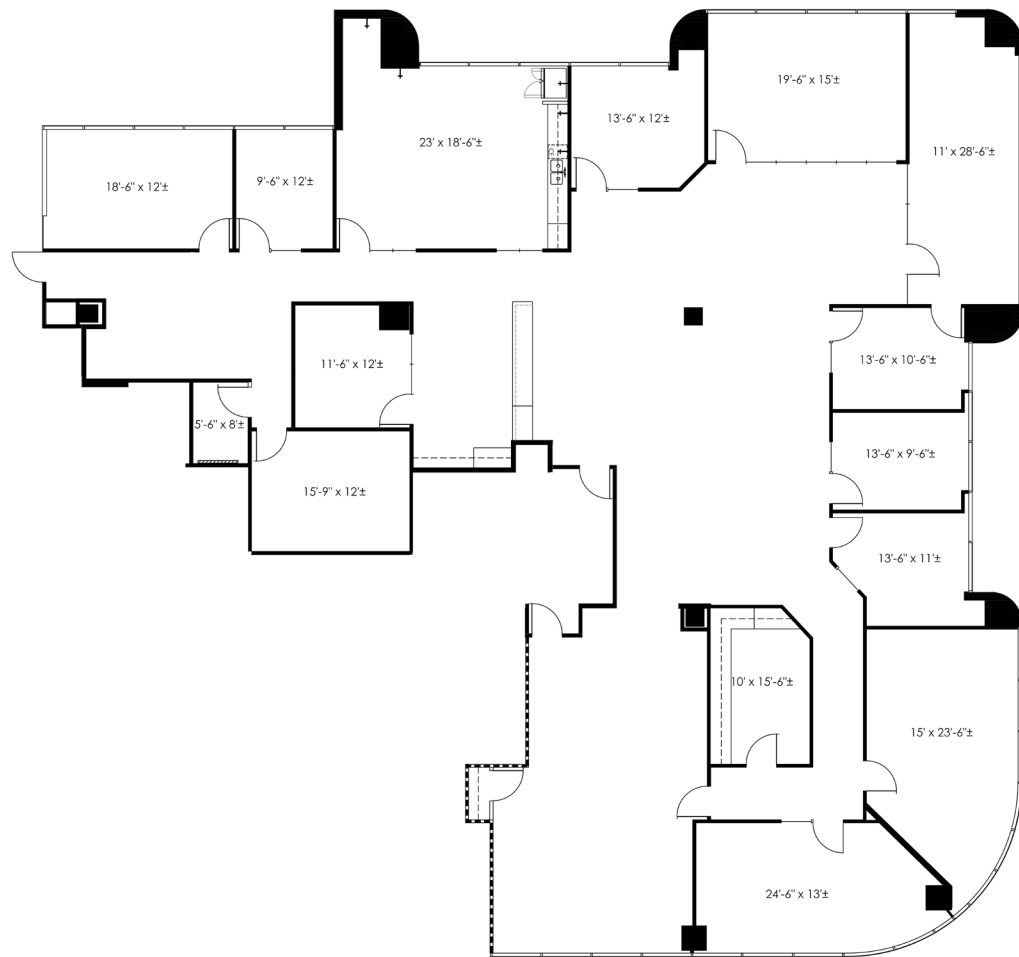
Typical Floor Size

20,221 SF

Largest Contiguous SF

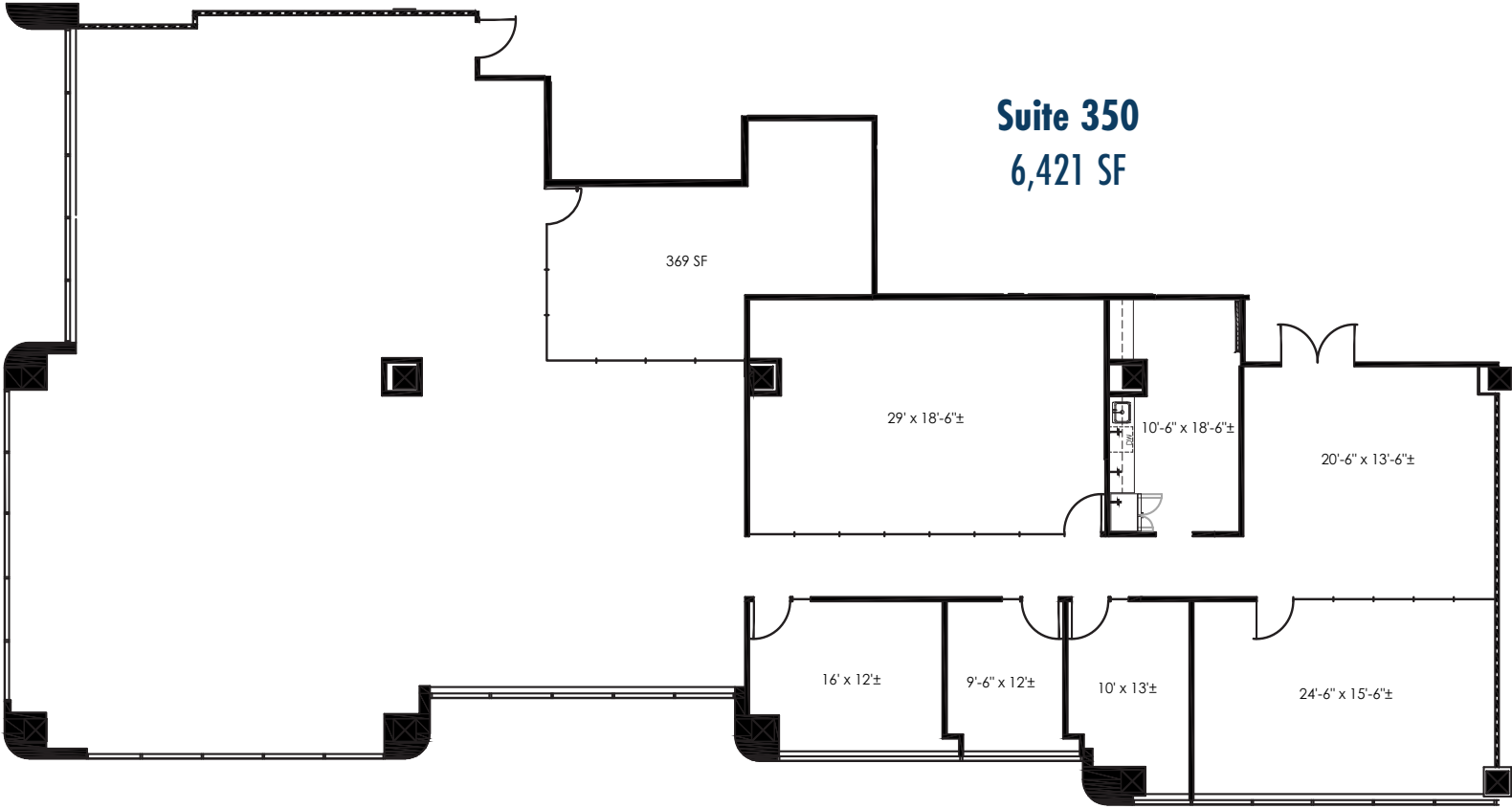
AVAILABLE SUITES

Suite 146
7,114 SF

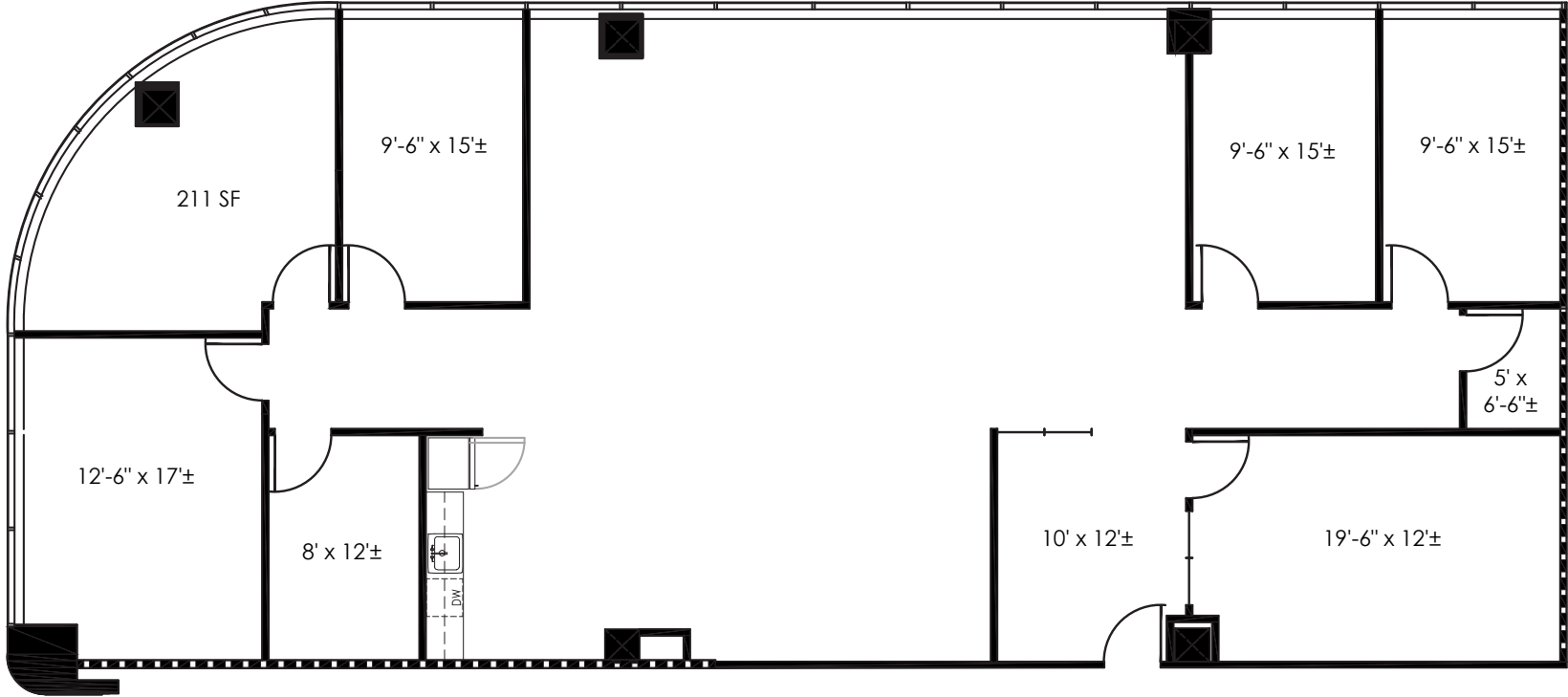


Suite 300
7,550 SF

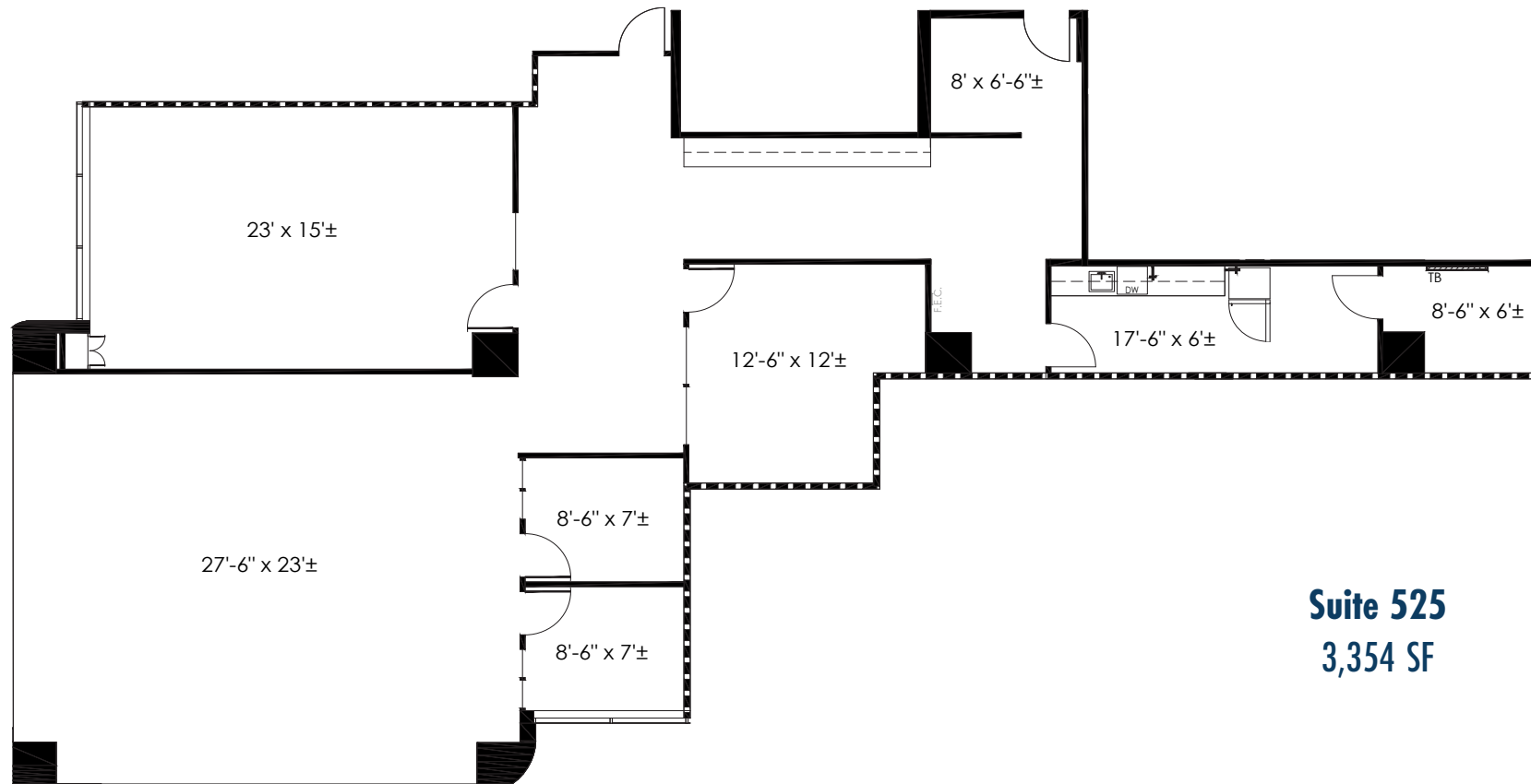
Suite 350
6,421 SF



Suite 410
3,279 SF



Suite 510
9,267 SF

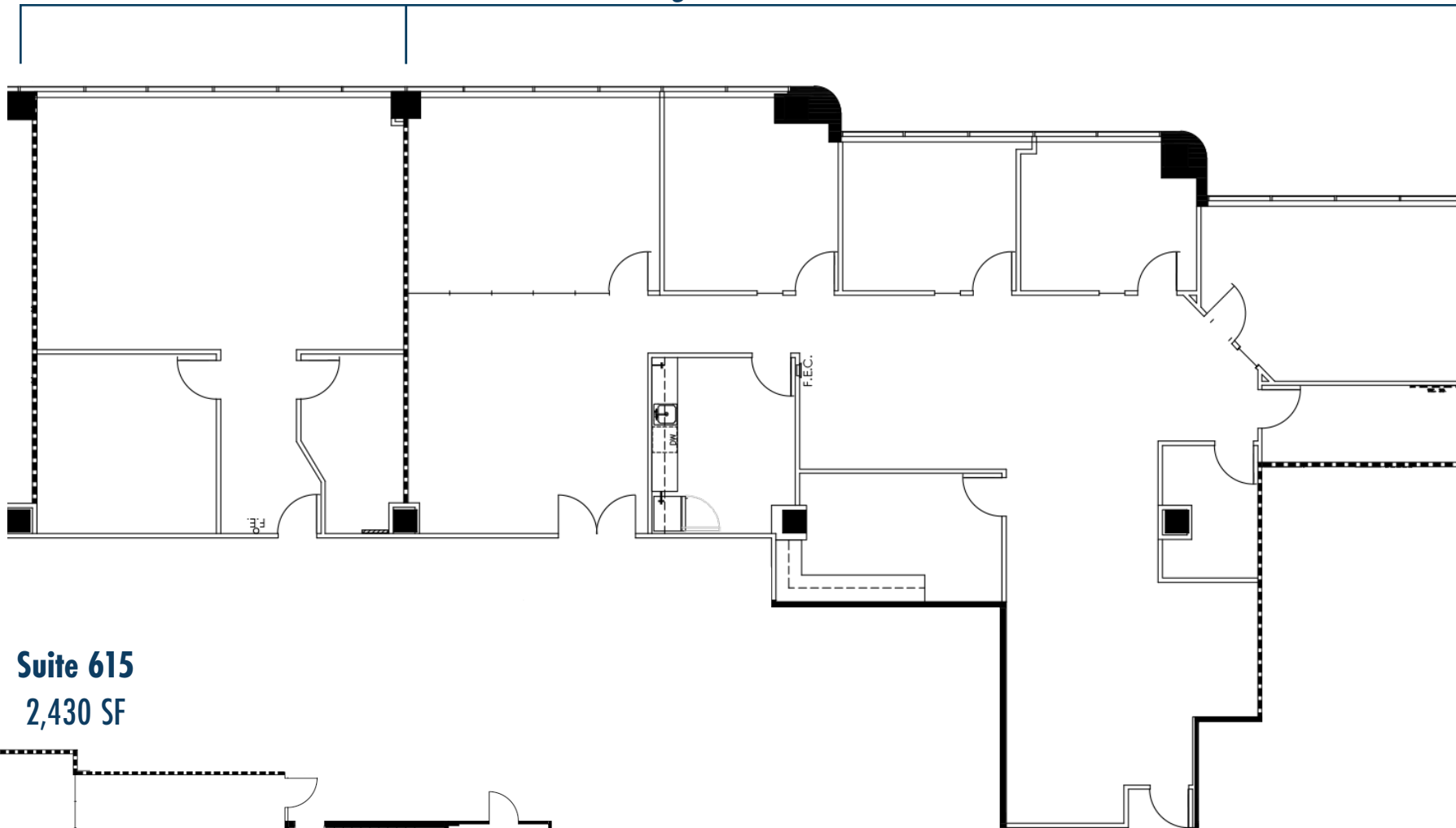


Suite 525
3,354 SF

Contiguous 4,698 SF

Suite 605
1,173 SF

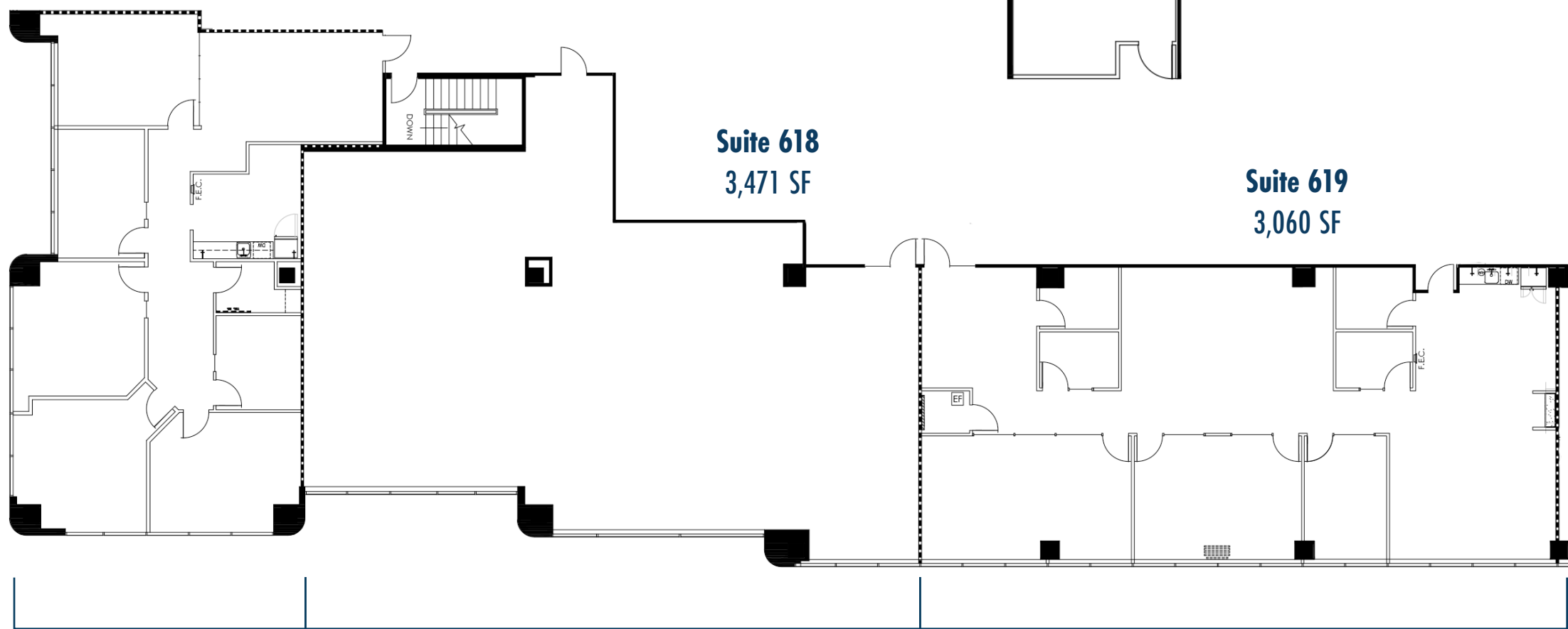
Suite 600
3,525 SF



Suite 615
2,430 SF

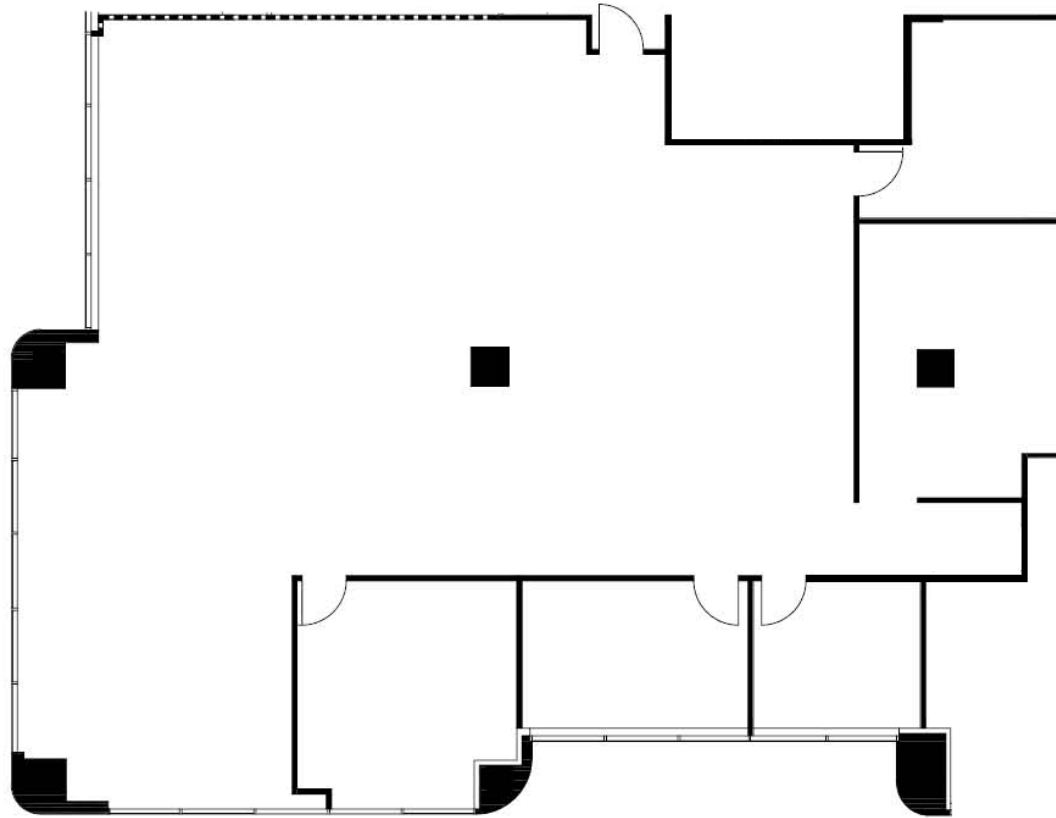
Suite 618
3,471 SF

Suite 619
3,060 SF

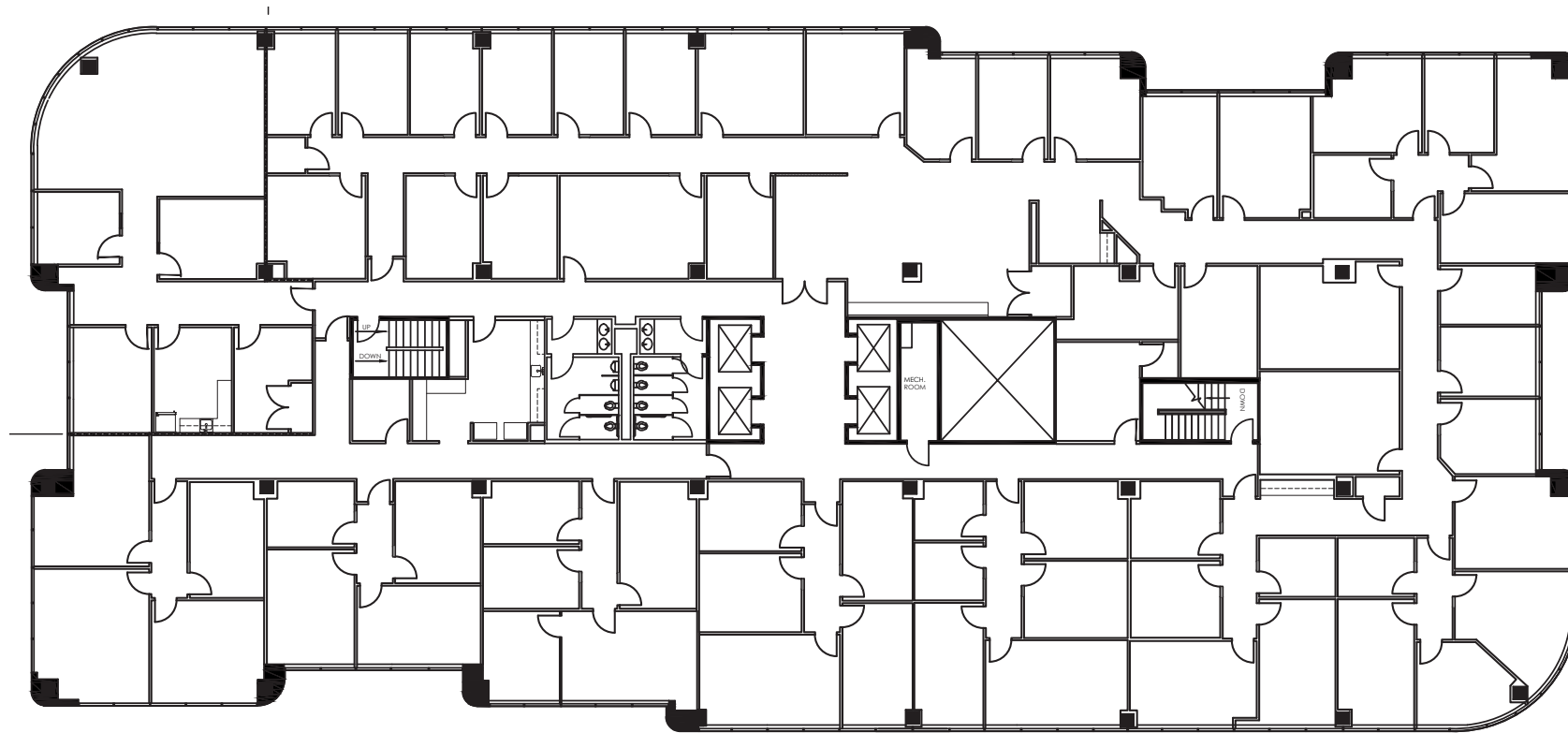


Contiguous 8,961 SF

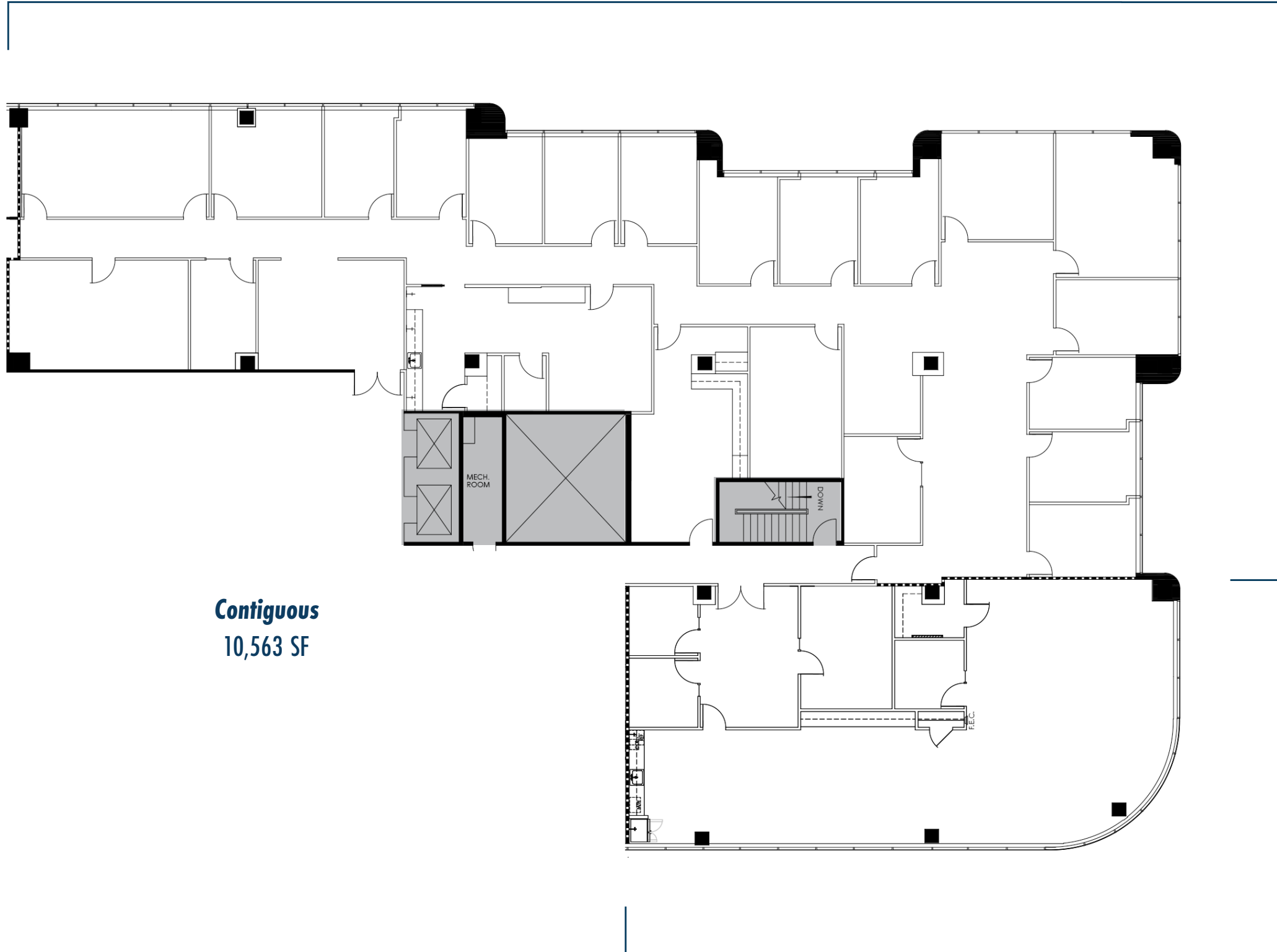
Suite 775
3,823 SF



Suite 800
18,116 SF



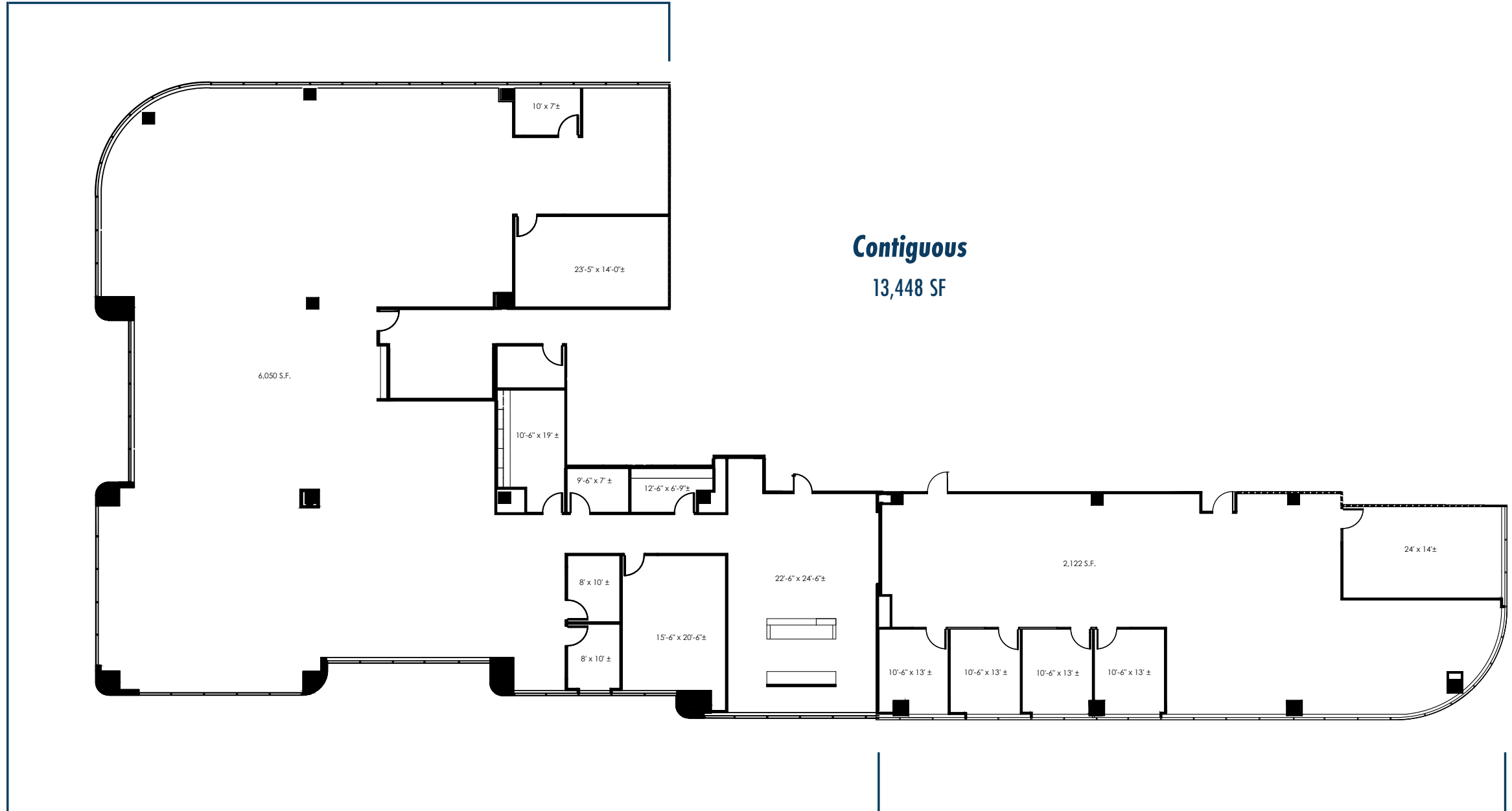
Suite 900
7,685 SF



Contiguous
10,563 SF

Suite 975
2,878 SF

Suite 1050
9,720 SF



Contiguous
13,448 SF

Suite 1025
3,728 SF

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1431 Greenway Dr.

Irving, TX 75038



FOR LEASING

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Information About Brokerage Services

2-10-2025



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

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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