



FOUNDRY
COMMERCIAL

IRVING, TEXAS

8600 FREEPORT PARKWAY

UP TO 25,000 RSF CONTIGUOUS AVAILABLE FOR LEASE

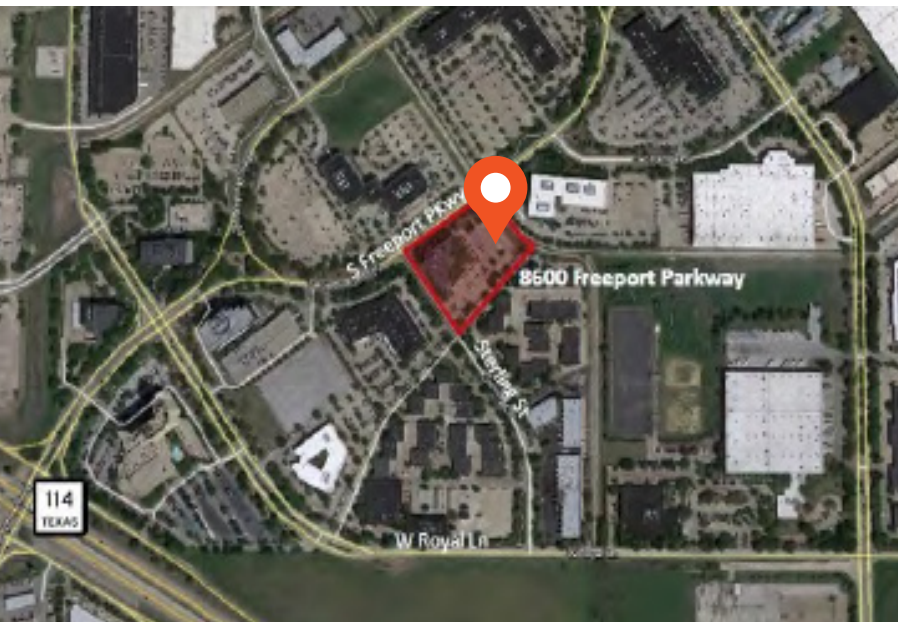


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PROPERTY FEATURES

- 4-story building
- Flexible Terms
- Key card controlled
- Free parking; Ratio 4.00 / 1,000 SF
- Quick access to DFW, Hwy 114, Hwy 121, & LBJ Fwy
- Minutes from DFW Airport
- Located in dynamic Freeport submarket



FOR MORE INFORMATION, PLEASE CONTACT:

LINDSAY WOLCOTT BROWN | **214.538.6224**
Vice President
Lindsay.Wolcott@foundrycommercial.com

DALE RAY | **214.282.2518**
Principal
Dale.Ray@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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BUILDING SPECIFICATIONS

BUILDING SIZE	57,094 SF
TOTAL AVAILABLE	Up to 25,000 SF
SPACES	1,631 - 14,413 SF
FULL SERVICE RATE	\$15.00 - \$17.00 / SF
PARKING SPACES	198
YEAR BUILT	1982, Renovated in 2022
BUILDING HEIGHT	4 Stories
BUILDING CLASS	B

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PROPERTY FEATURES

- Recently renovated; key card controlled
- Minutes from DFW Airport with quick access to Hwy 114, Hwy 121, and LBJ Fwy
- Office in Dynamic Freeport Submarket with range of suite sizes available for every need
- Nearby amenities and attractions - Irving Convention Center, Toyota Music Factory, Las Colinas Country Club, Gaylord Texas Resort

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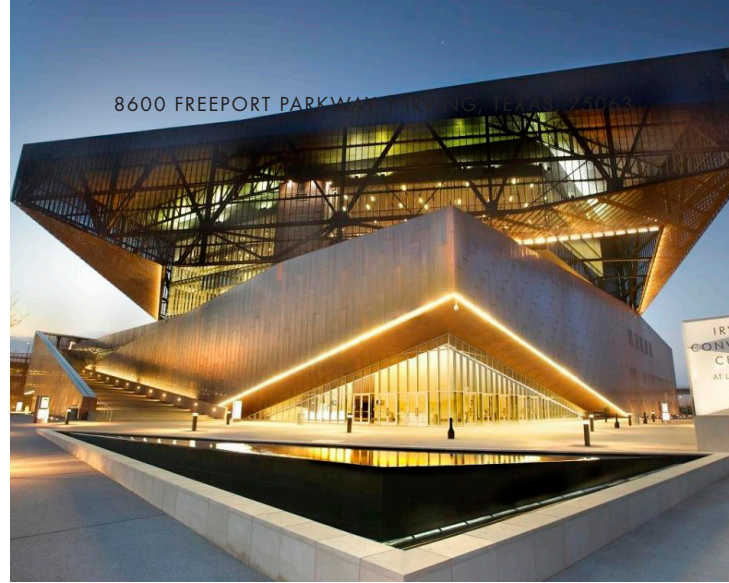
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PHOTOS



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DEMOGRAPHICS

1 MILE RADIUS

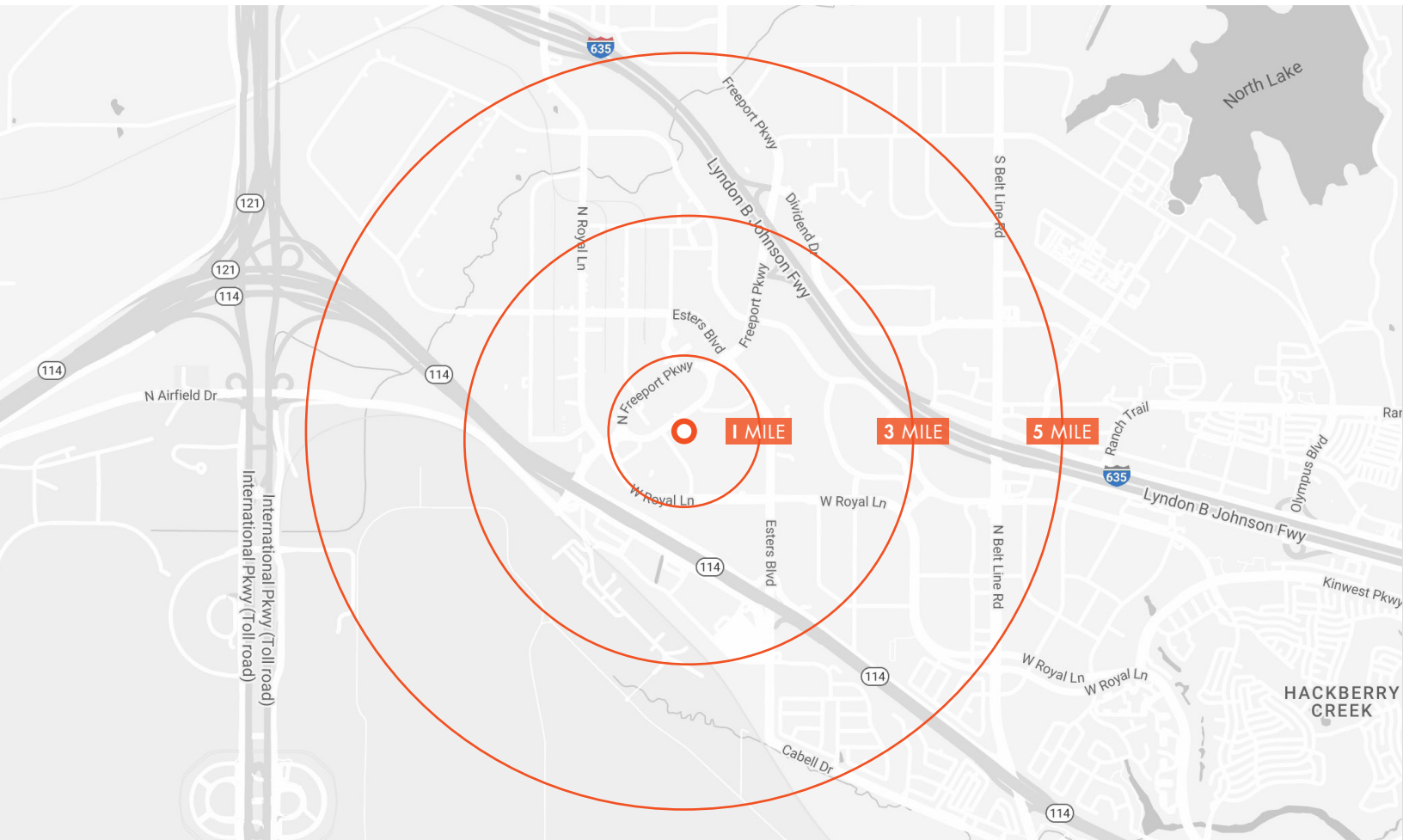
- 96 ESTIMATED POPULATION 2022
- 35.1 AVERAGE AGE
- \$153,032 MEDIAN HOME VALUE 2022
- 17,851 TOTAL EMPLOYEES
- \$126,462 AVG HOUSEHOLD INCOME

3 MILE RADIUS

- 24,398 ESTIMATED POPULATION 2022
- 35.9 AVERAGE AGE
- \$134,641 MEDIAN HOME VALUE 2022
- 78,764 TOTAL EMPLOYEES
- \$141,865 AVG HOUSEHOLD INCOME

5 MILE RADIUS

- 164,488 ESTIMATED POPULATION 2022
- 33.9 AVERAGE AGE
- \$98,012 MEDIAN HOME VALUE 2022
- 174,201 TOTAL EMPLOYEES
- \$117,345 AVG HOUSEHOLD INCOME



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