



INTELLICENTER

3701 REGENT BOULEVARD, IRVING, TX

A NEW EXPERIENCE

NEWMARK



RECEPTION & SECURITY DESK



LOBBY



TENANT LOUNGE & GRAB N GO

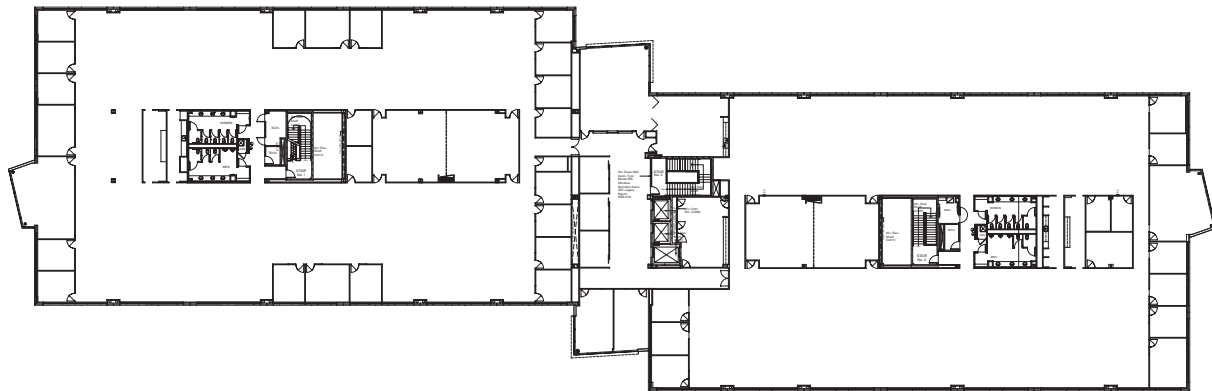


EXPANSIVE OUTDOOR PATIO



4TH FLOOR

Typical Floorplate | 51,000 RSF



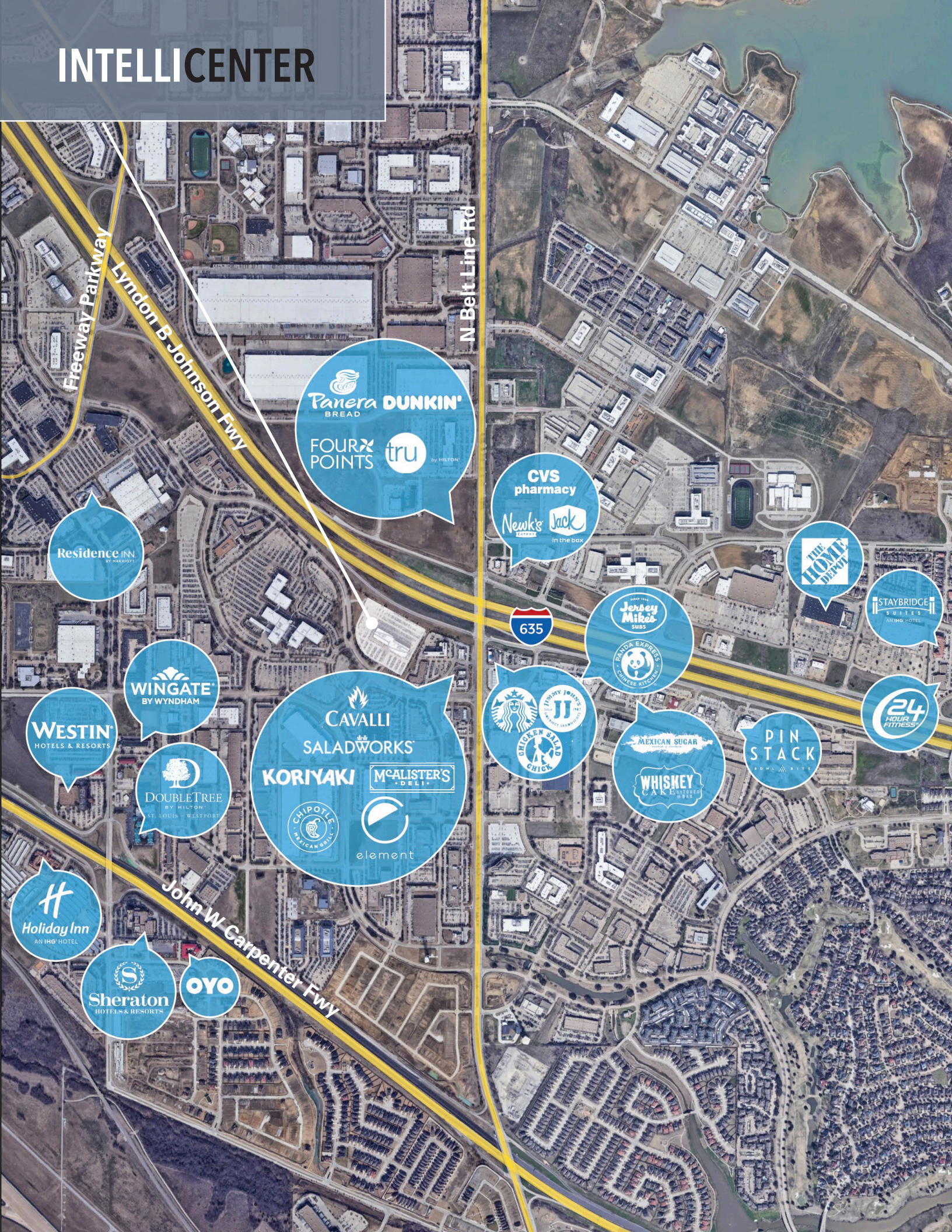
PROPERTY HIGHLIGHTS



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

John W Garpenter Fwy

Panera BREAD
DUNKIN'
FOUR POINTS
tru by HILTON

Residence INN
BY HARRIOTT

CVS pharmacy
Newk's
Jack
In the box

THE HOMER
BREWERY

STAYBRIDGE
SUITES
AN IHG HOTEL

WINGATE
BY WYNDHAM

WESTIN
HOTELS & RESORTS

DOUBLETREE
BY HILTON
ST. LOUIS - WESTPORT

CAVALLI
SALADWORKS
KORIYAKI
MALISTER'S
IDELI
CHIPOTLE
MEXICAN BOWL
element

635

Jersey Mike's
SUBS
PANDA EXPRESS
CHINESE KITCHEN

STARBUCKS
CHICKEN SANDWICH
SPINNY JOHN'S
BURRITOS AND PASTAS

MEXICAN SUGAR
WHISKEY
C.A. & D. BREWERY

PIN STACK
FOOD & BEV

24 HOUR FITNESS

H
Holiday Inn
AN IHG HOTEL

S
Sheraton
HOTELS & RESORTS

OYO

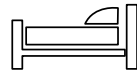
MOST WALKABLE BUILDING IN FREEPORT

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



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OWNERSHIP



AZTEC

LEASING

NEWMARK

MANAGEMENT

Hines