

# For Lease

Colonial Plaza  
580 Decker Drive  
Irving, TX 75062



## Building Information

- Suites ranging in size from 1,400 - 2,462 sf
- New Energy efficient AC systems,
- New Energy efficient Roof, Energy efficient window upgrades under way
- Multiple Communications providers  
Frontier FIOS ready suites, AT&T,  
Time Warner Cable Business Class
- Reserved Covered Car Port Parking
- Building Monument Signage – subject to availability
- Complete Lobby Renovation



**For Information  
Contact:**

[Info@HugeREA.com](mailto:Info@HugeREA.com)  
**(469) 759-0212**

**Spectrum**  
BUSINESS



**Frontier**  
COMMUNICATIONS

**HUGE**  
Real Estate Advisors

**CCIM**

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Golf Course Views – 3<sup>rd</sup> Fairway



Monument Signage Available



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Covered Parking



Monument Signage  
subject to Availability



Building Lobby

**For Information  
Contact:**

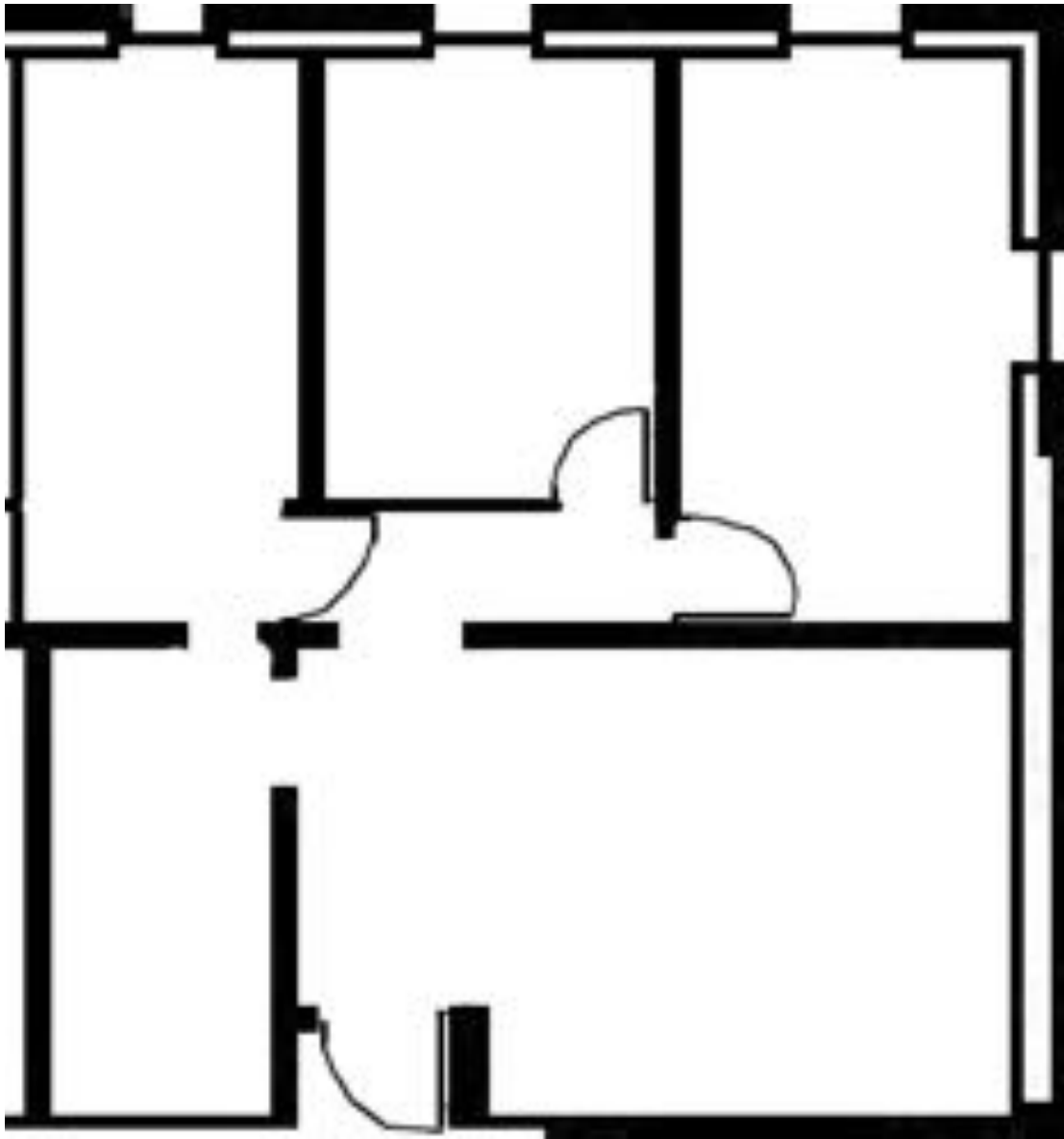
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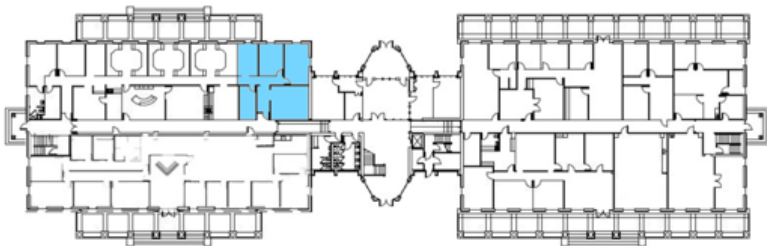
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Golf Course Views



**Suite 160 – 1,400 sf**

**For Information  
Contact:**

**Michael Huge, CCIM**

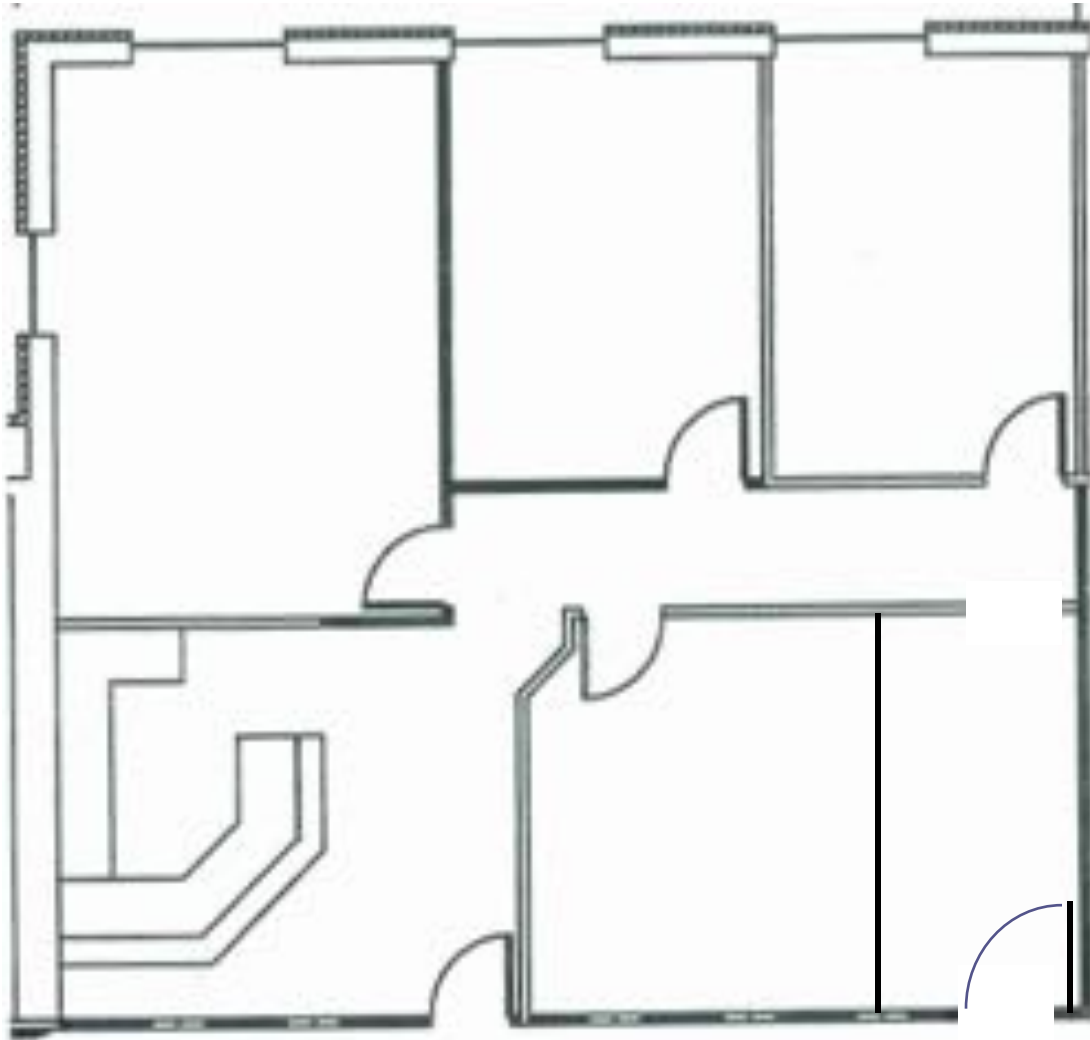
[Mike@HugeREA.com](mailto:Mike@HugeREA.com)

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Golf Course Views



**Suite 260 – 1,621 sf**

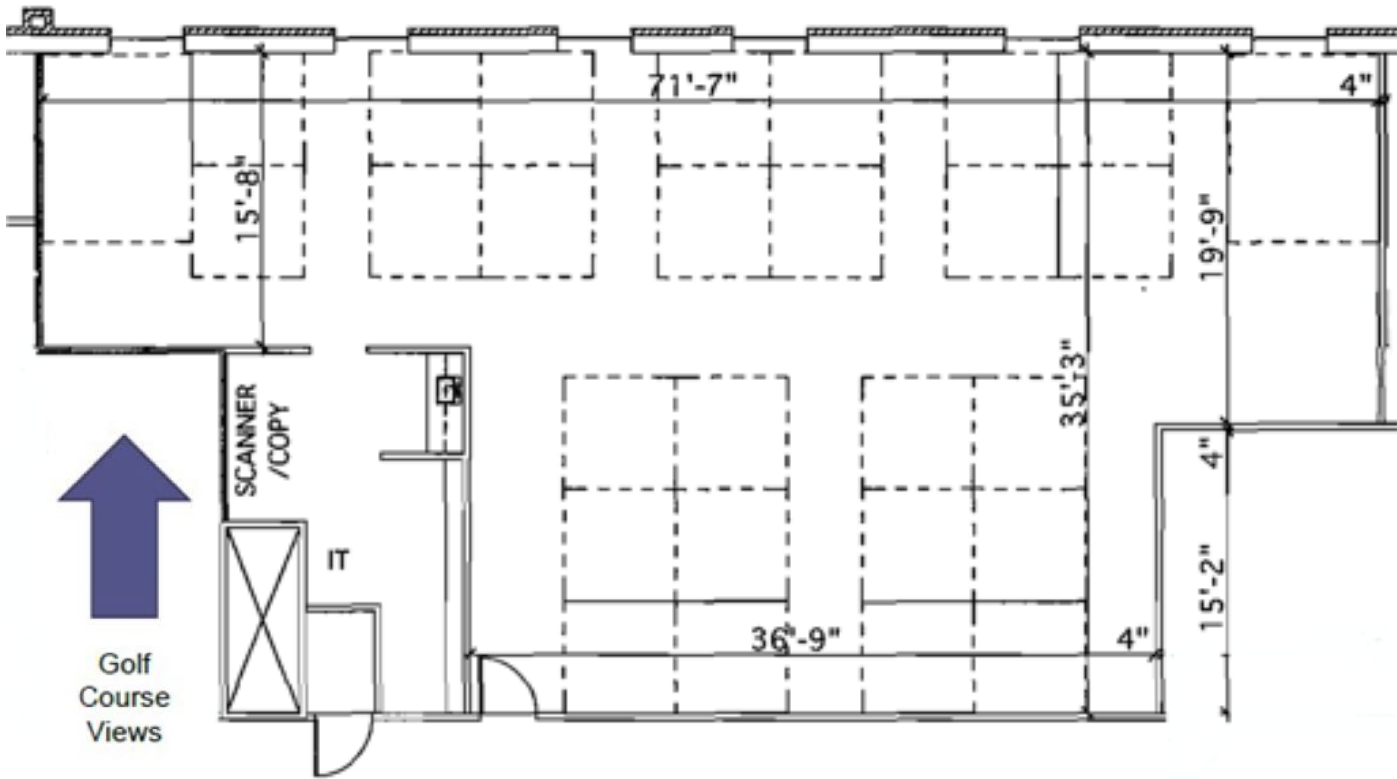
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[Mike@HugeREA.com](mailto:Mike@HugeREA.com)  
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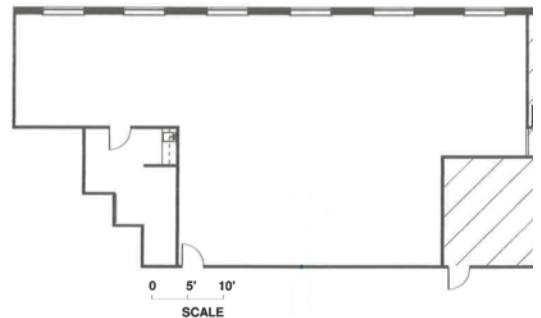
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580 Decker Drive  
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**Suite 204 – 2,462 sf  
Open Plan with break  
area**



**For Information  
Contact:**

**Michael Huge, CCIM**  
[Mike@HugeREA.com](mailto:Mike@HugeREA.com)  
**(469) 759-0212**



# Huge Real Estate Advisors

## NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

*Time has expired all real estate licenses to give the following information about brokerage services to prospective buyers, owners, sellers and landlords.*

### Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a colporteur represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a colporteur by accepting an offer of colportage from the listing broker. A colporteur may work in a different real estate office. A listing broker or colporteur can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because the owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

#### This is not a contract.

*The real estate licensee admits that you acknowledge receipt of this information about brokerage services for the licensee's records.*

Michael Huge d/b/a/ Huge Real Estate Advisors

Real Estate Broker/Colporteur

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Licensees are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12044, Austin, Texas 78712-0204 or call 787-603-9960.