

FOR LEASE

Regency Office Park

1331 & 1441 Airport Fwy | Euless, TX 76040



SPACE AVAILABLE

525 - 30,338 RSF

PRICING INFORMATION

**\$13.50 PSF
Full Service**

LOCATION

**SWQ Airport Fwy &
Industrial Blvd**

AREA RETAILERS



- 👁️ Direct Access to TX-183 Airport Fwy and Easy Access to Rest of Metroplex Area
- 👁️ Near HEB Hospital, 121/183 Interchange, DFW Airport, and American Airlines HQ
- 👁️ Ample Parking Spaces
- 👁️ Attractive Courtyard Areas
- 👁️ 6 Separate Suites, 2 Buildings
- 👁️ Over 20 Restaurants within 2 mile Radius Including: Texas Roadhouse, Old West Café, Jason’s Deli, BoomerJack’s Grill & Bar and Many More

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	13,938	57,890	108,491	216,923
Employees	9,158	28,229	41,596	107,262
Average HH Income	\$70,859	\$73,223	\$80,112	\$87,689
2017-2022 Annual Rate	2.52%	2.31%	2.18%	2.21%
Traffic Count	11,087 VPD @ Airport Fwy and Stonecourt Dr			

*STDBonline.com 2018

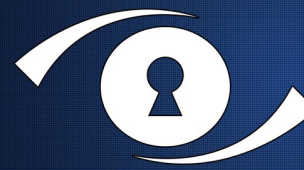
Mike Tran | 817-501-0024 | Mike@VisionCommercial.com | VisionCommercial.com

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

1331 & 1441 Airport Freeway

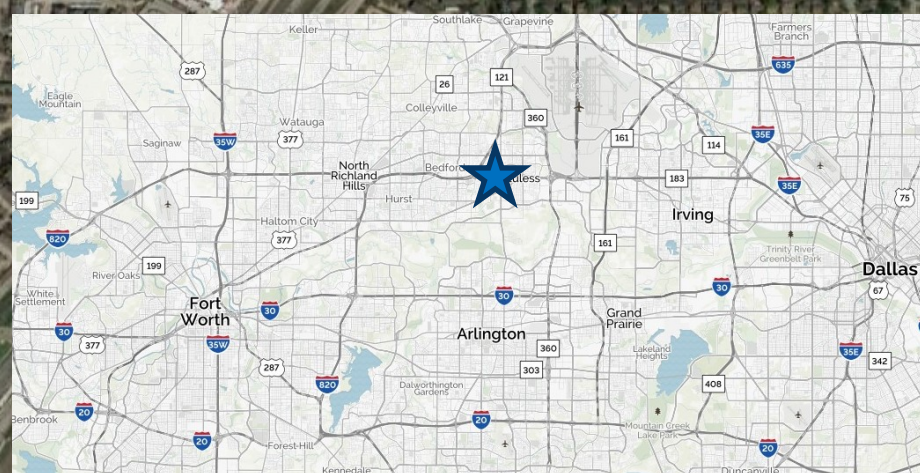
Regency Office Park

Competitively Priced Offices Directly Off TX-183



VISION

COMMERCIAL REAL ESTATE



1331 & 1441 Airport Freeway

Regency Office Park

Competitively Priced Offices Directly Off TX-183

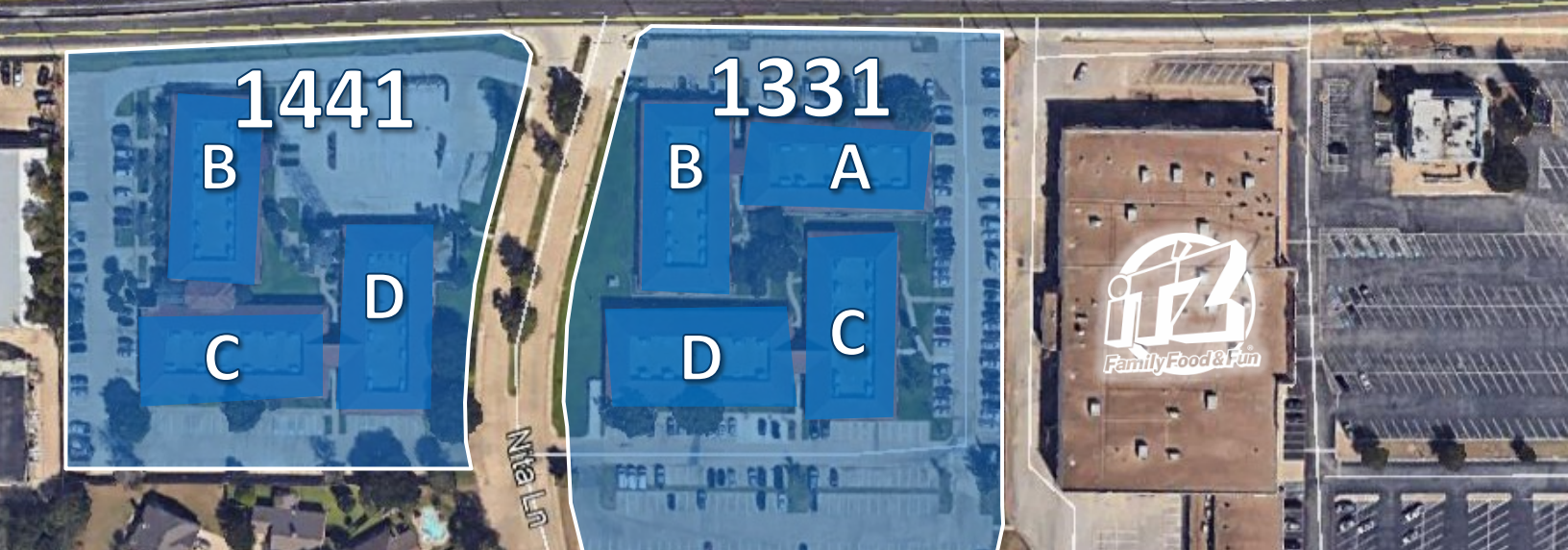


Suite	Tenant	Space (RSF)
1331 Building A		
150	Occupied	
313	AVAILABLE	2,144
315	AVAILABLE	2,294
1331 Building B		
302	COMING SOON	2,990
303	AVAILABLE	1,452
304	AVAILABLE	525
306	AVAILABLE	2,455
307	COMING SOON	1,240
309	AVAILABLE	2,658
310	AVAILABLE	1,367
311	COMING SOON	1,213

Suite	Tenant
1331 Building C	
301	Occupied
302	Occupied
305	Occupied
307	Occupied
308	Occupied
310	Occupied
311	Occupied
312	Occupied
1331 Building D	
100	Occupied
400	Occupied
402	Occupied
404	Occupied
410	Occupied

Suite	Tenant	Space (RSF)
1441 Building B		
200	Occupied	
250	Occupied	
1441 Building C		
1441 C	Occupied	
1441 Building D		
1441 D	Available	12,000

TX-183 Airport Fwy



1331 & 1441 Airport Freeway

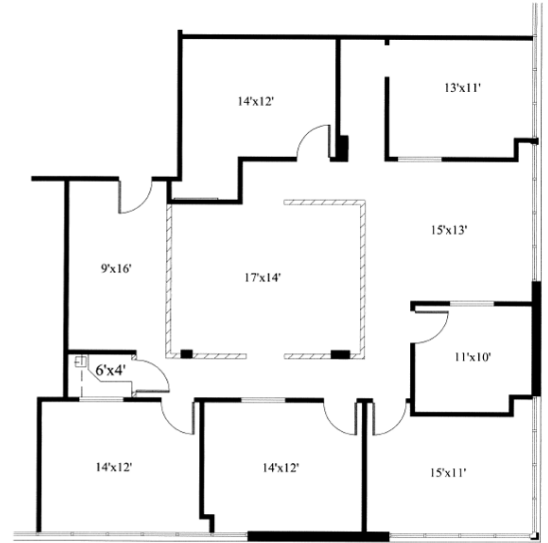
Regency Office Park

Competitively Priced Offices Directly Off TX-183

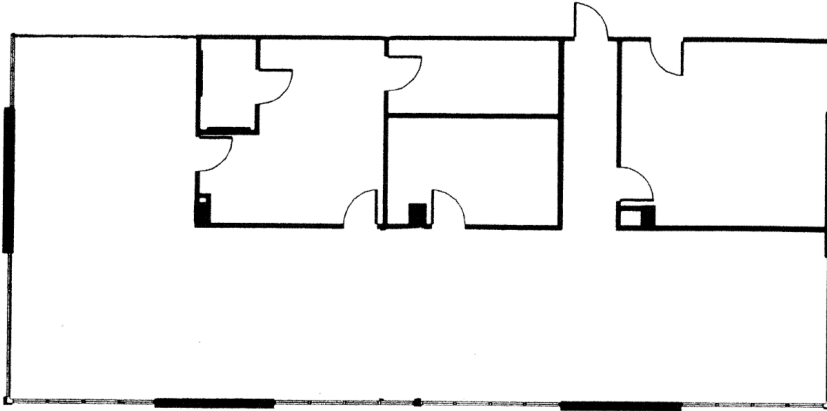


1331 Airport Freeway Availabilities

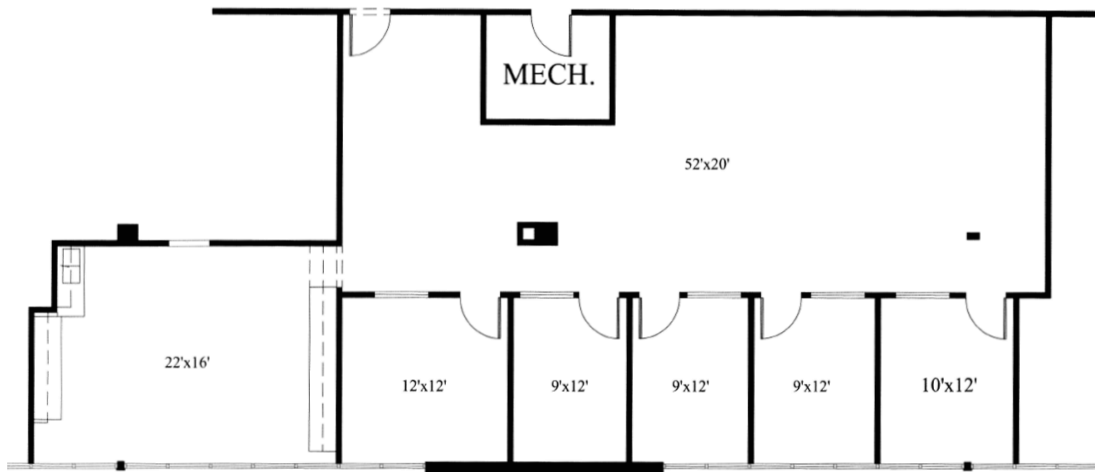
Building A - Suite 313 - 2,144 rsf



Building B, Suite 309 - 2,658 rsf



Building A, Suite 315 - 2,294 rsf



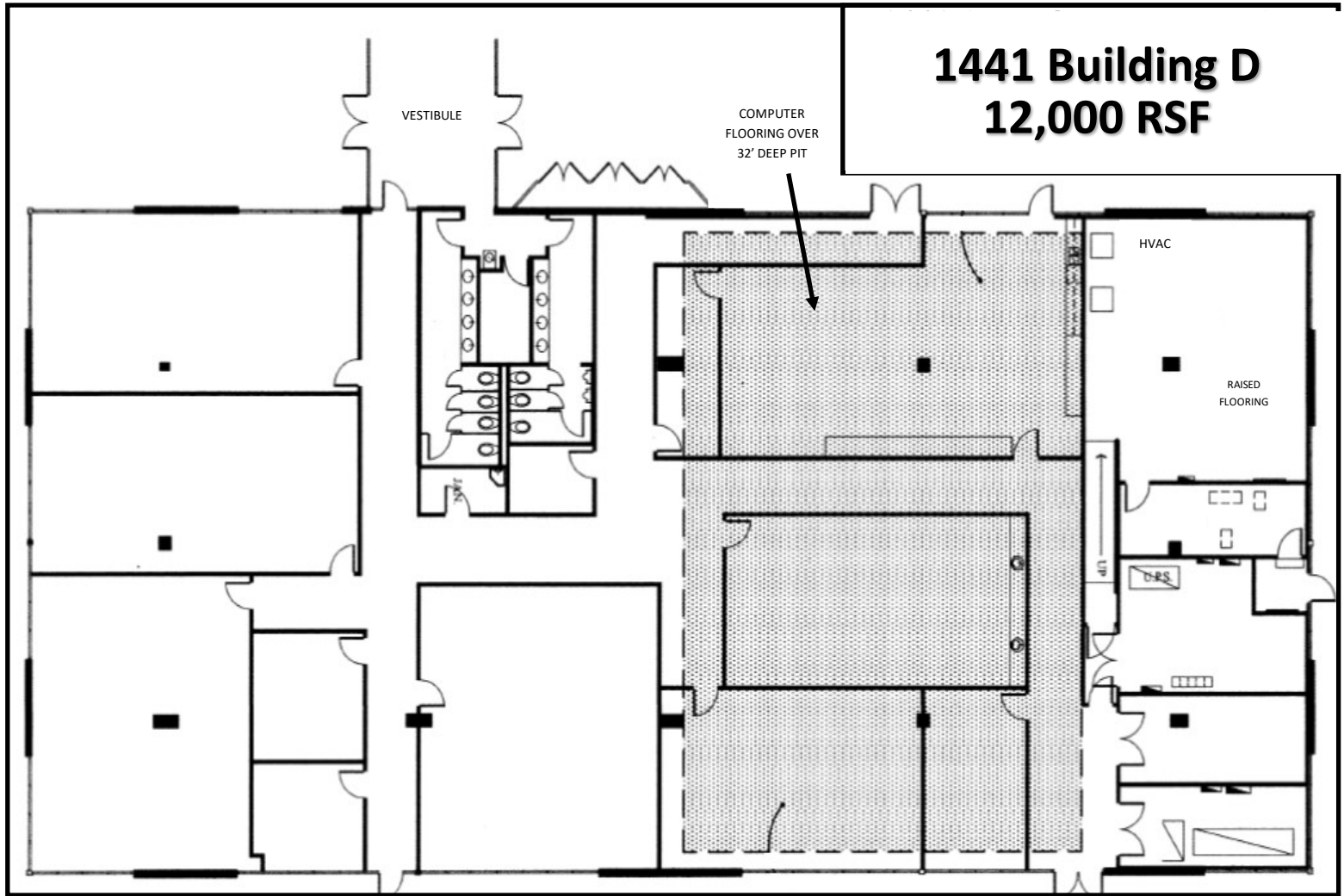
1331 & 1441 Airport Freeway

Regency Office Park

Competitively Priced Offices Directly Off TX-183



1441 Building D 12,000 RSF



1331 & 1441 Airport Freeway

Regency Office Park

Competitively Priced Offices Directly Off TX-183



Information On 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.

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.

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.

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.

Vision Commercial RE DFW LLC
Broker Firm Name

9006752
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Roger Smeltzer, Jr.
Designated Broker of Firm

560209
License No.

info@visioncommercial.com
Email

817-803-3287
Phone