



8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225  
T 214.378.1212  
[venturedfw.com](http://venturedfw.com)

# LAS COLINAS VILLAGE FOR LEASE

NEQ MACARTHUR BLVD & JOHN CARPENTER FWY  
IRVING, TX



RYAN SMITH [RSMITH@VENTUREDFW.COM](mailto:RSMITH@VENTUREDFW.COM) | AMANDA THROCKMORTON WELLES [ATHROCKMORTON@VENTUREDFW.COM](mailto:ATHROCKMORTON@VENTUREDFW.COM)

**LOCATION**

861 W JOHN CARPENTER FWY  
IRVING, TX

**SIZE**

104,915 SF

**AVAILABLE SPACES**

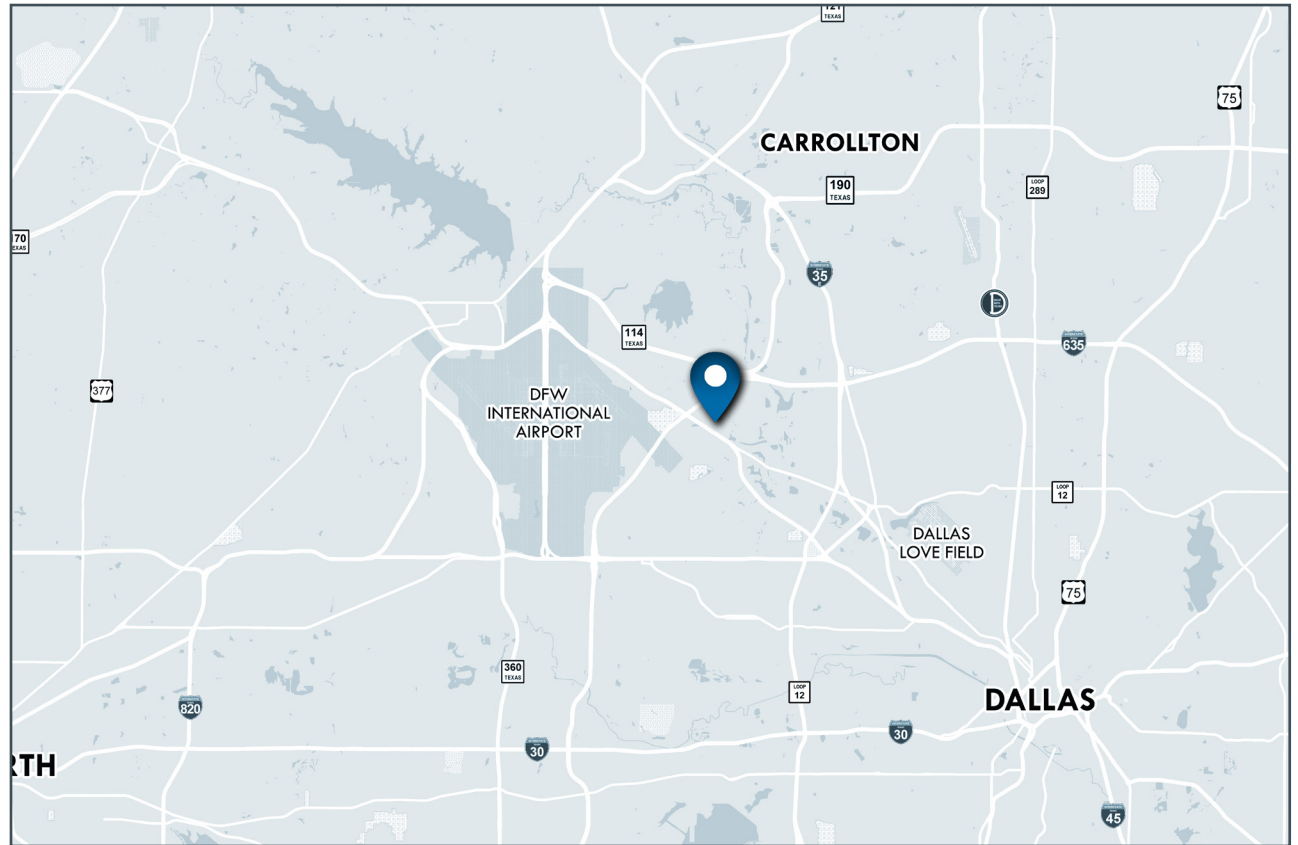
**SUITE 955B**                      **SUITE 861A**  
11,921 SF                              2,781 SF

**SUITE 145**  
2,548 SF

**TRAFFIC COUNTS**

**JOHN CARPENTER FWY**    **MACARTHUR BLVD**  
131,467 VPD 2016              54,800 VPD 2016

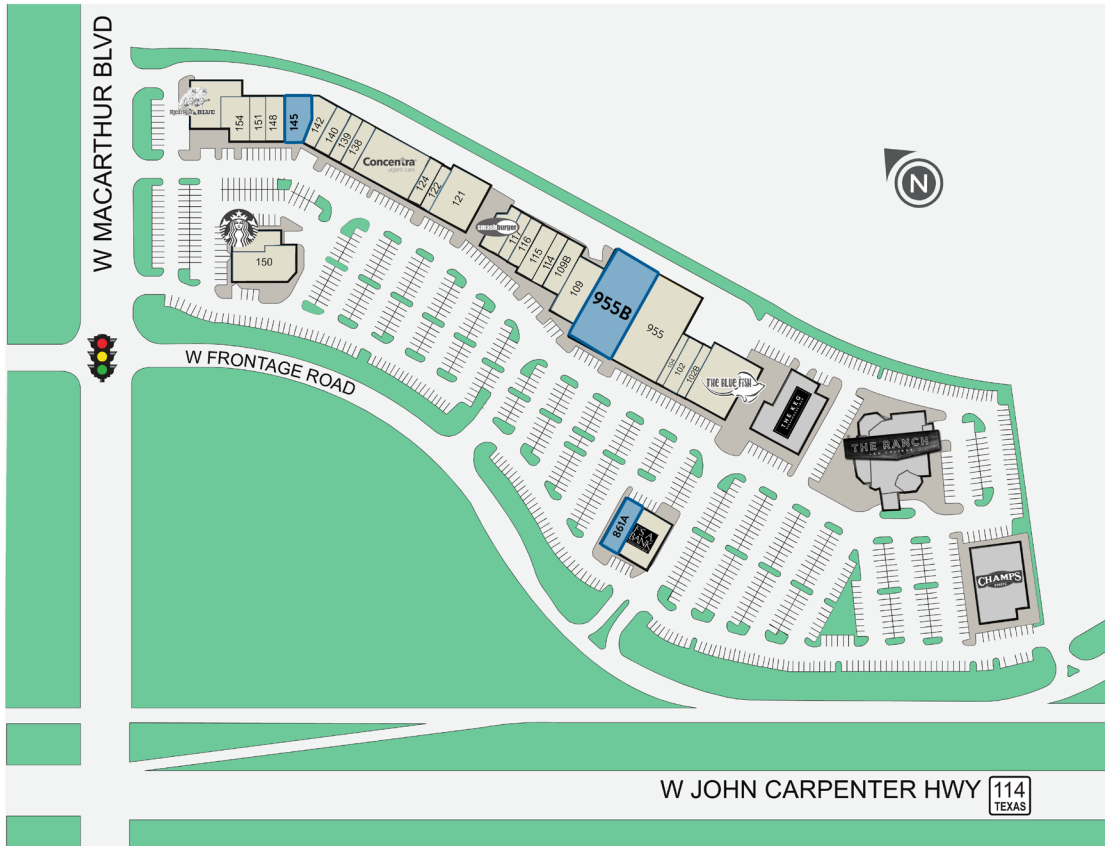
**AREA ATTRACTIONS**



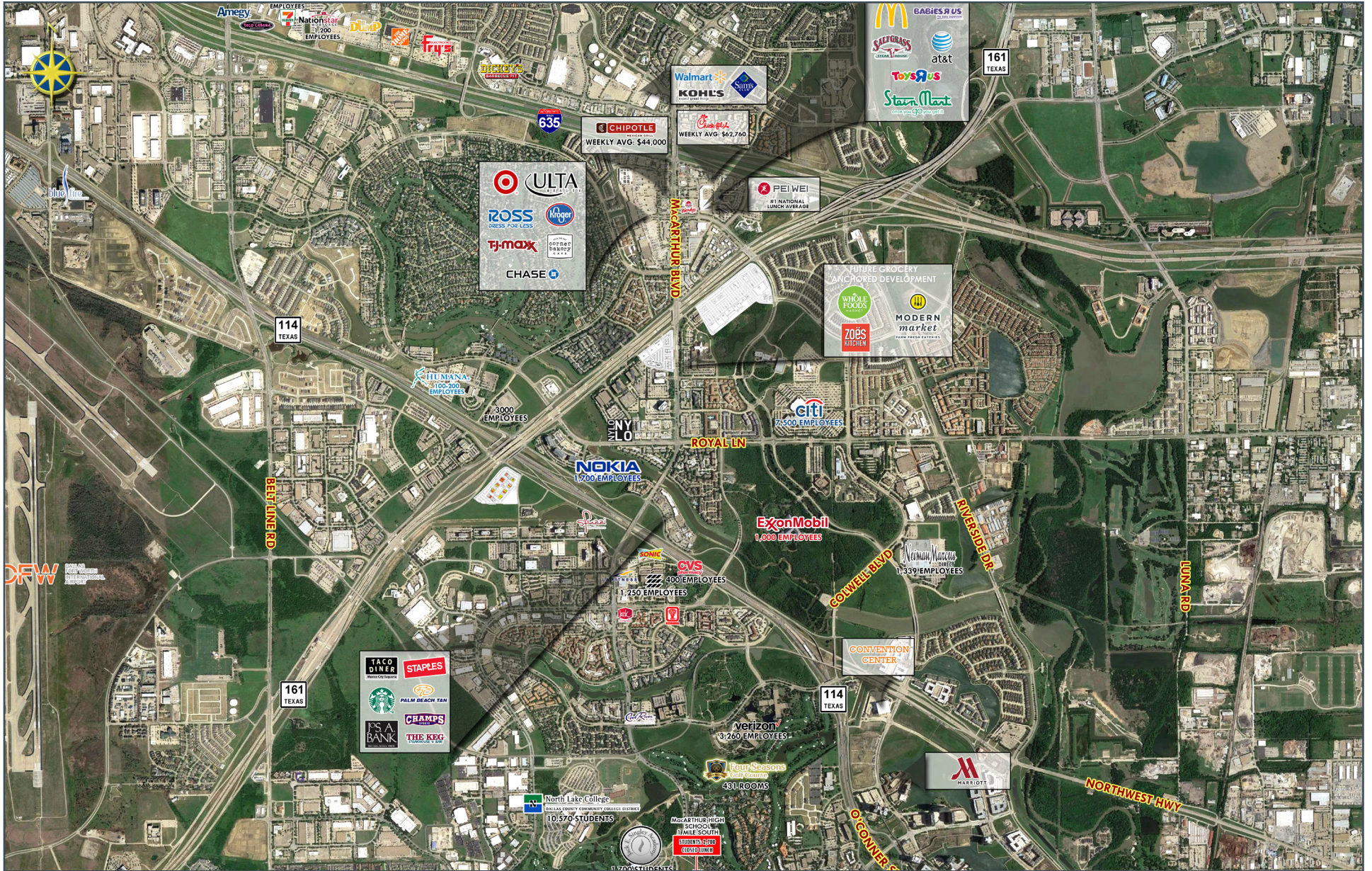
**2018 DEMOGRAPHIC SUMMARY**

	1 MILE	3 MILES	5 MILES
EST. POPULATION	13,279	88,711	213,329
EST. DAYTIME POPULATION	21,731	86,808	220,429
EST. AVG. HH INCOME	\$94,436	\$95,984	\$86,476





UNIT	TENANTS	SF
955	VENTURE X	12,104
<b>955B</b>	<b>AVAILABLE</b>	<b>11,921</b>
100	BLUE FISH RESTAURANT	8,061
127	CONCENTRA	7,328
121	ALI BABA MEDITERRANEAN GRILL	5,506
150	TACO DINER	5,200
157	RED HOT & BLUE	4,396
109	SUNSTONE YOGA	4,234
861	JOS A BANK	3,463
109B	MASSAGE ENVY	3,200
154	PALM BEACH TAN	3,000
<b>861A</b>	<b>AVAILABLE</b>	<b>2,781</b>
102	H & R BLOCK	2,568
<b>145</b>	<b>AVAILABLE</b>	<b>2,548</b>
142	ANDHRA MESS	2,483
160	STARBUCKS	2,295
115	DR. ANUP NAIK DDS	2,280
118	SMASHBURGER	2,273
140	CORPORATE AMERICA FCU	2,182
138	THE BOARDROOM SALON FOR MEN	2,085
148	IDENTITY EYECARE	2,079
151	URBAN EATZ	1,819
114	MODERN ACUPUNCTURE	1,783
116	EUROPEAN WAX CENTER	1,660
122	NAIL LOUNGE	1,553
117	AMAZING LASH STUDIO	1,499
139	VITALITY BOWLS	1,497
102B	VAPORIA	1,450
124	NAIL LOUNGE	1,147
104	PINK FROSTING CUPCAKES	520







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Vice President  
214.378.1212  
rsmith@venturedfw.com

**AMANDA THROCKMORTON WELLES**  
Assistant Vice President  
214.378.1212  
athrockmorton@venturedfw.com



## Information About 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476647</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Ryan Smith</b>	<b>638784</b>	<b>rsmith@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amanda Throckmorton Welles</b>	<b>649514</b>	<b>athrockmorton@venturedfw.com</b>	<b>214-378-1212</b>
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