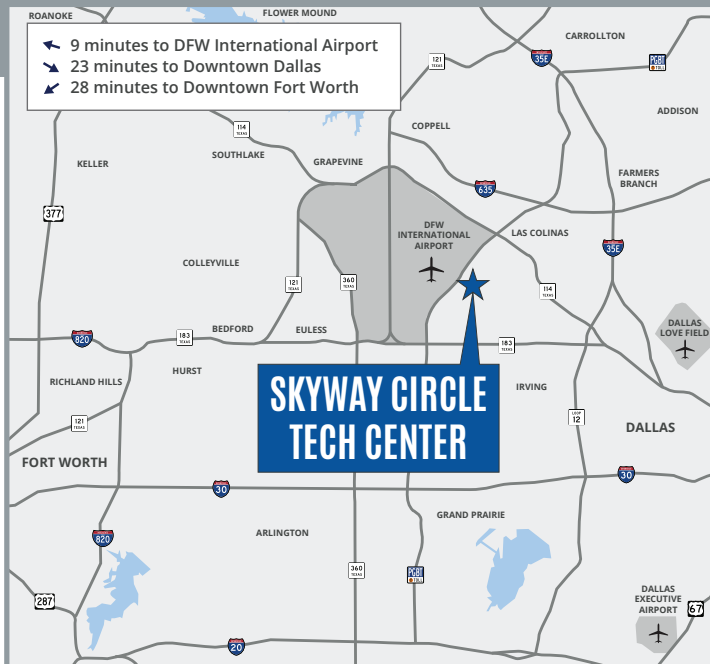


\$2.00/SF NNN INTRO RATE AVAILABLE!



SKYWAY CIRCLE TECH CENTER

3130–3136 Skyway Circle S | Irving, Texas 75038



FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Building Size: 33,510 SF
- Available Vacancy: 19,159 SF
- Year Built: 1984
- Docks: 8
- Max Ceiling Height: 18'
- Asking Price: \$3,500,000
- Current Income: Contact Broker

INTRO RATE REQUIREMENTS

- Lease signed by August 31, 2020
- Minimum 3 year lease term
- Maximum 6 months at Intro Rate

Unique opportunity to occupy up to 19,159 SF and offset your occupancy costs with existing rental revenue. Eligible for SBA financing should buyer occupy entire vacancy. NDA required for detail on Tenants and Income.

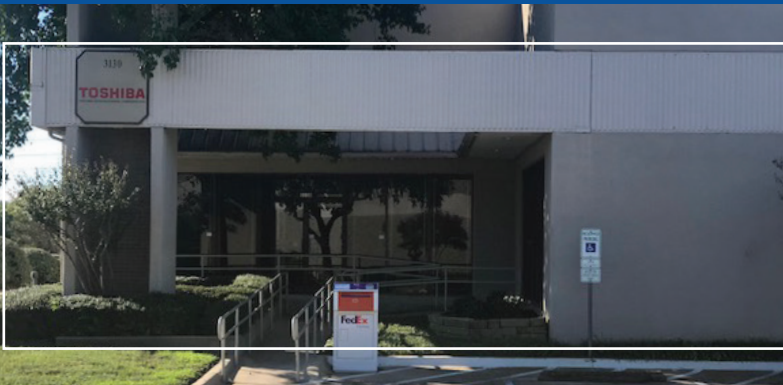
CONTACT

Marshall Mays

817.632.6150

mmays@holtlunsford.com





AMENITY MAP

- 7-Eleven
- 24 Hour Fitness
- Argentina Bakery
- Avis Car Rental
- Bangkok Orchid
- Burger Island
- Burger King
- Chil's Bar & Grill
- Church's Chicken
- Dairy Queen
- Firehouse Subs
- Foo's Asian Grill & Bubble Tea

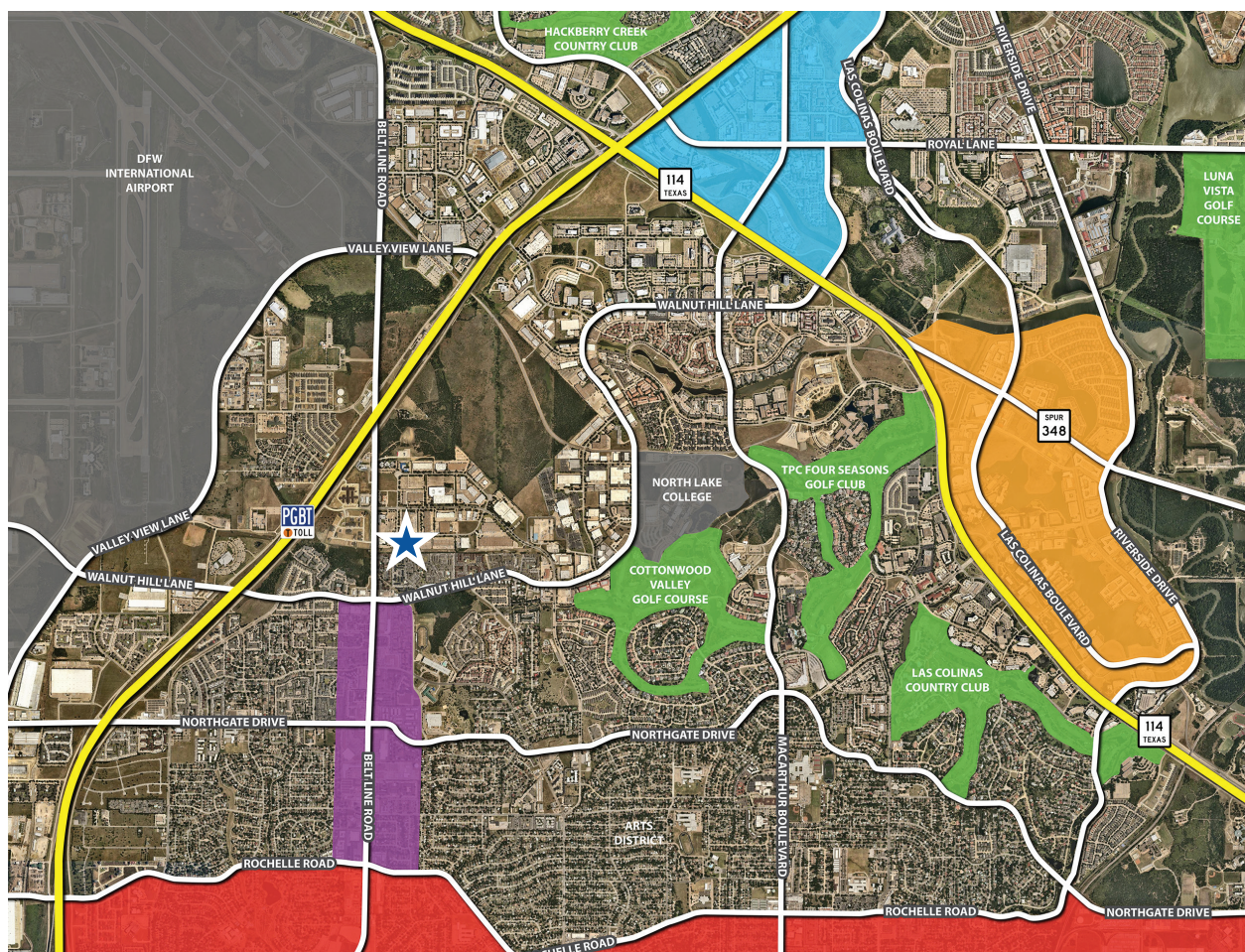
- Golden Chick
- Irving Mall
- McDonald's
- On the Border
- Panda Express
- Papa John's Pizza
- Ramailo Restaurant
- Starbucks
- Taco Casa
- Taquerias Arandas
- Vila Brazil
- Whataburger
- Wingstop

- Avocado Restaurant & Lounge
- Boi Na Braza
- El Famoso
- Enterprise Rent-A-Car
- Gloria's Latin Cuisine
- Homewood Suites
- Irving Convention Center
- Italian Cafe
- Jinbeh Japanese
- Subsz N Stuff Deli
- Toyota Music Factory
- Trevi's Restaurant

- Andalous
- The Blue Fish
- Bombay Chowpatty
- Bread Zeppelin
- Cafe Bahar
- Dimassi's Mediterranean Buffet
- Fast & Furious
- Five Guys
- In-N-Out Burger
- Jamba Juice
- Jersey Mike's Subs
- Lemon Shark Poke

- Lime Bar & Kitchen
- Little Katana
- la Madeleine
- Modern Market Eatery
- Nothing Bundt Cakes
- Pista House
- The Ranch
- Red Hot & Blue
- Snappy Salads
- Southern Spice
- Terra Mediterranean
- Tuscan Dry Cleaners
- Zoe's Kitchen

- African Village
- Chop & Pop
- City Pizza Wings
- Domino's Pizza
- Himalayan Aroma
- Pho Legacy
- Po' Melvin's
- Sonic Drive-In
- Subway
- Taqueria Charly
- Temptation
- Thai Chai Yo Bistro
- Wendy's

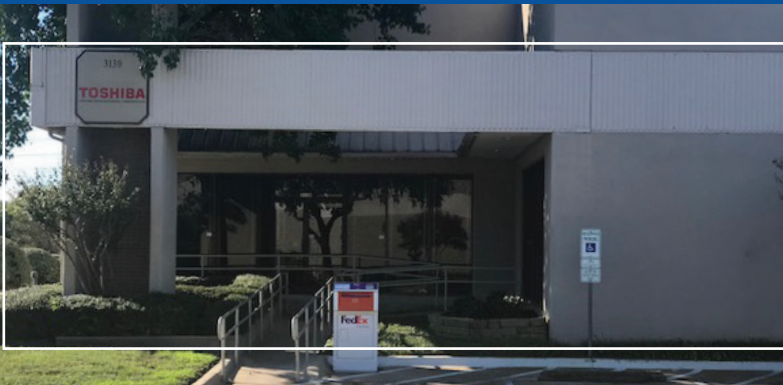


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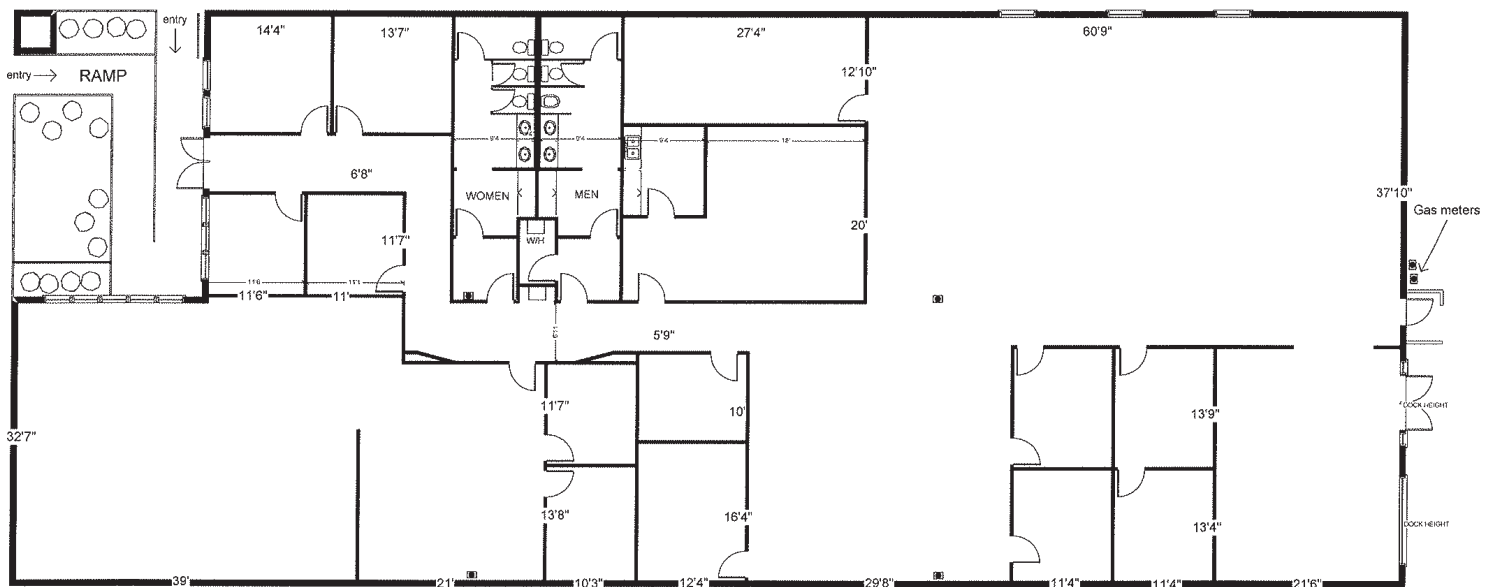




AVAILABLE SUITES

SUITE 3130

- 9,734 SF of office space
- Twelve (12) private offices
- Large break room
- Flexible layout with open areas, ideal for cube space or tech applications
- One (1) dock door
- \$9.50 NNN



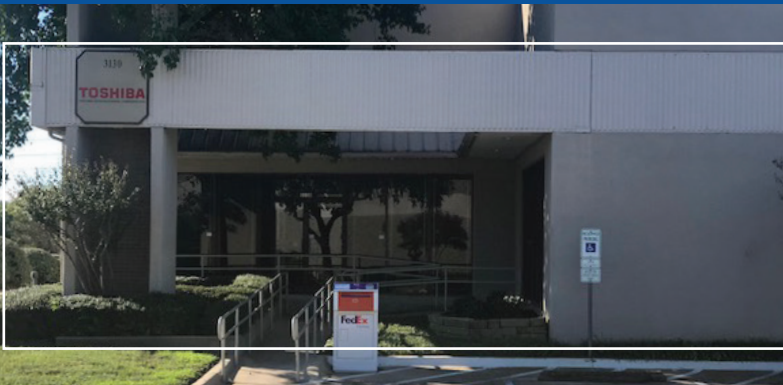
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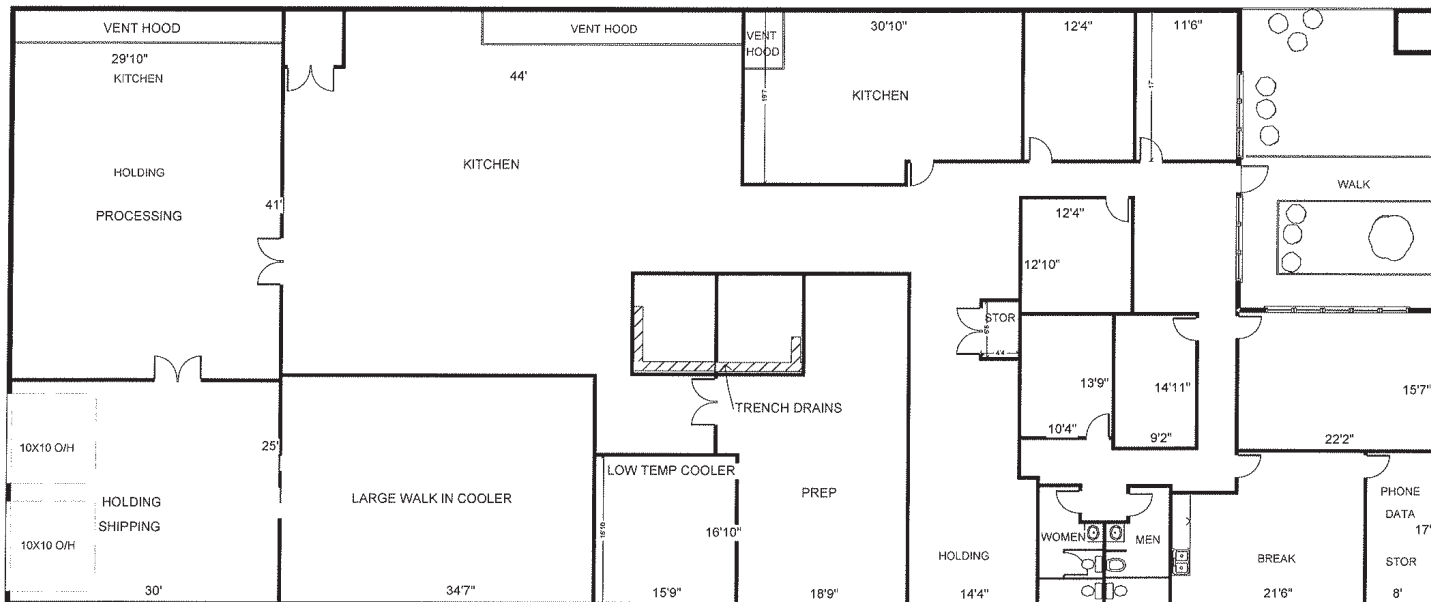




AVAILABLE SUITES

SUITE 3132

- 9,425 SF 2nd generation food production facility
- 2,200 SF of office consisting of six (6) private offices and large break room
- Approximately 1,100 SF of cold storage, prep areas, vent hoods, connections for cooking equipment and trench drains in place
- Two (2) dock doors
- Call broker for rate



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@holtlunsford.com	972-241-8300
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date