



OFFICE SPACE FOR LEASE

8505 FREEPORT

8505 Freeport | Irving, TX 75063

PROPERTY SUMMARY

YEAR BUILT

1982

BUILDING SIZE

6 stories; 123,099 RSF

OPERATING EXPENSES

Estimated to be \$8.40 in 2019

COMMON AREA FACTOR

17.26%

BASE RENTAL RATE


\$20.50 - \$21.50 psf, plus electricity
(estimated to be \$1.22 psf in 2020)

PARKING

4.5/1,000 RSF; covered parking available at a ratio of 1/2,000 RSF for \$50.00 per space per month.

AMENITIES

- Convenient access to DFW International Airport
- Upgraded lobby finishes
- Close proximity to restaurants and retail
- Elevator exposure available
- Highly landscaped
- Spec suites available
- Telecom providers include: AT&T, Frontier, Logix, Granite and Century Link
- Building conference room on site
- On-site security 3pm-11pm M-F and 8am-1pm Sat



LOBBY



OFFICE



CONFERENCE

AMENITIES MAP



LEASING INFORMATION:

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