

1425 West Pioneer Road Irving, TX

OFFICE SPACE FOR RENT



USES:

Office Space

BASE RATE:

Dependent on lease terms

SUMMARY:

Newly-renovated two-story office building with versatile office space for rent located right outside the Medical District of Irving. The site features move-in ready suites, abundant parking, video monitoring and key card access afterhours for added security, a commons area, and is less than 20 minutes from DFW Airport and Love Field. Space available from 300 sq. ft and up

LOCATION:

Great location on the active street of W Pioneer Drive and close to TX-183 and SH 12 in Irving, Texas.



Three White Oaks Corporation
1425 W. Pioneer Road,
Irving, TX, 75061

Property Manager
940-390-1635
threewhite.oaks@yahoo.com

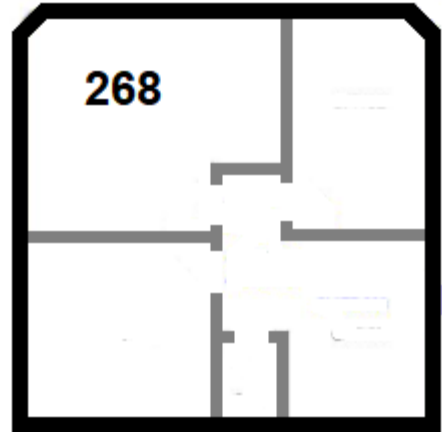
Lease Terms and Property Images

853 Sq. Ft Office
In
Irving, TX

Suite 268

Lease Terms:

- **# of Years:**
Available for 1 to 5 years
- **Price Per Sq. Ft**
- **Base Year Price Per Sq. Ft**
1-year lease: \$17.50/sq ft
3-year lease: \$16.50/sq ft*
5-year lease: \$15.50/sq ft*
- **Usage:**
Office Space
- **Type of Lease:**
Gross Lease/Modified Gross



Suite 268 Floorplan
Reception + 3 Offices + Closet



*Note: There will be a small annual rent increase

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