



Highlights

The Embassy features a new tenant lounge and conference facility, deli, covered parking garage and on-site management and engineering. The building has been awarded Energy Star Certification for its operating efficiency. The Embassy is close to many hotels and restaurants, and provides easy access to Highway 161 and Highway 114.



The Embassy

1431 GREENWAY DRIVE
IRVING, TX 75038



SULLIVAN'S
STEAKHOUSE



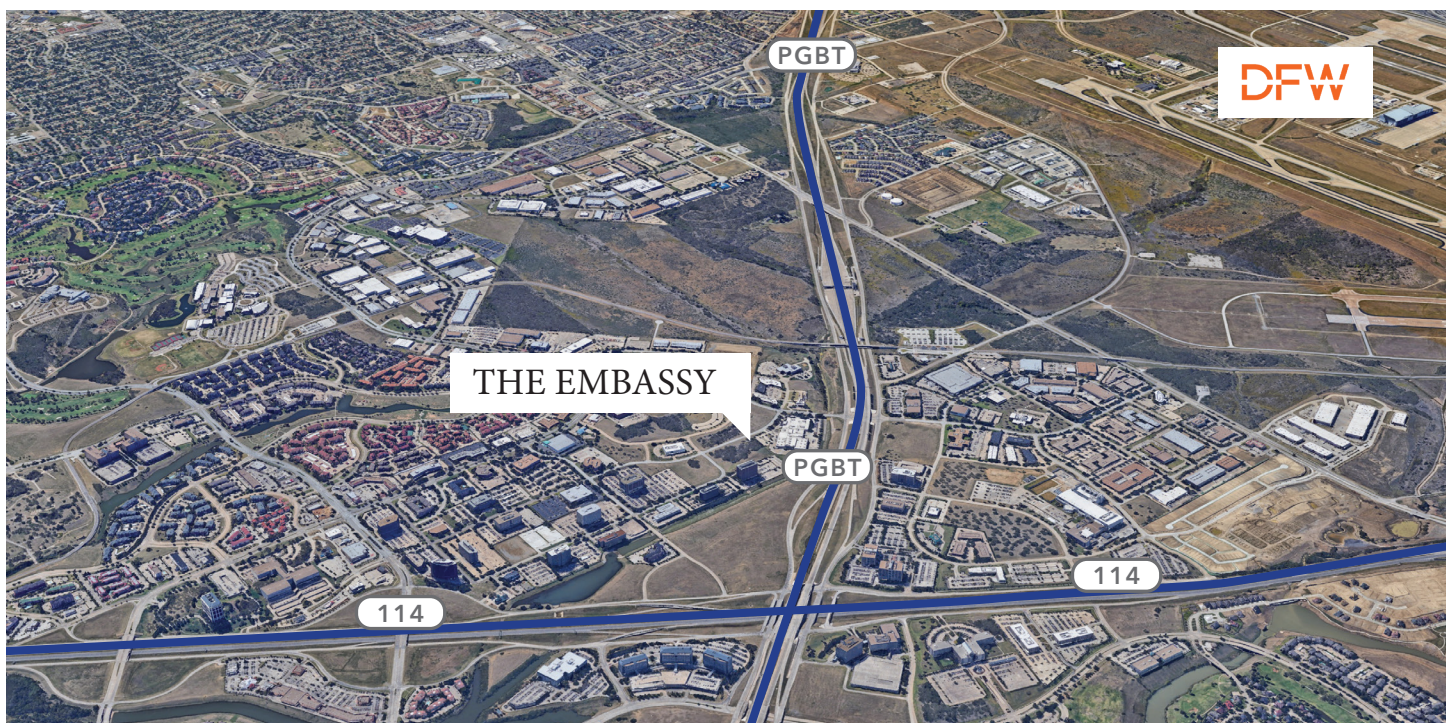
SUSHI
house

MOXIE'S
GRILL | BAR

UNCLE JULIO'S
MEXICAN
from Scratch

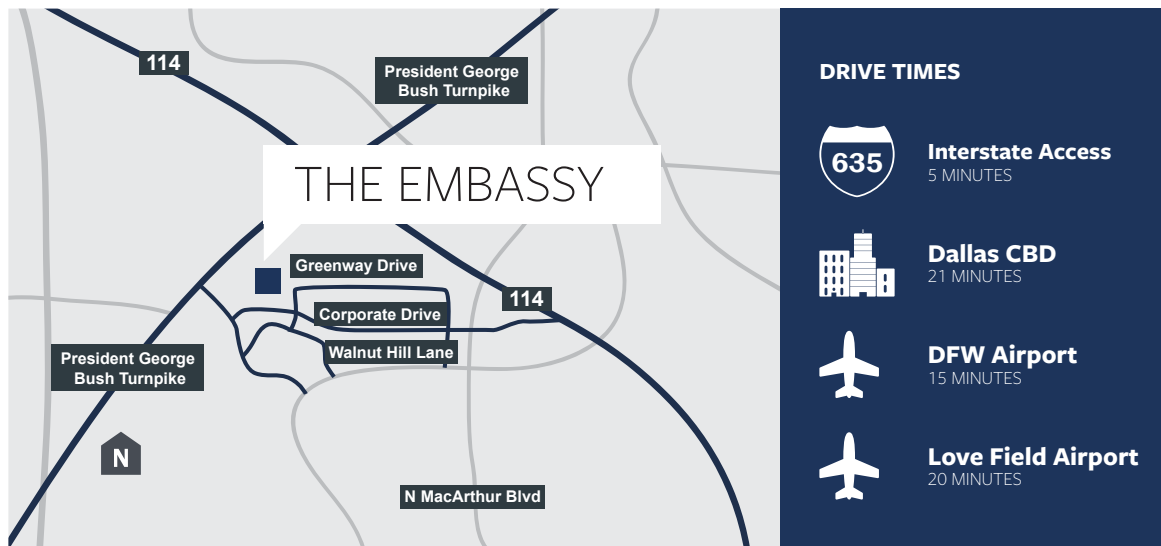
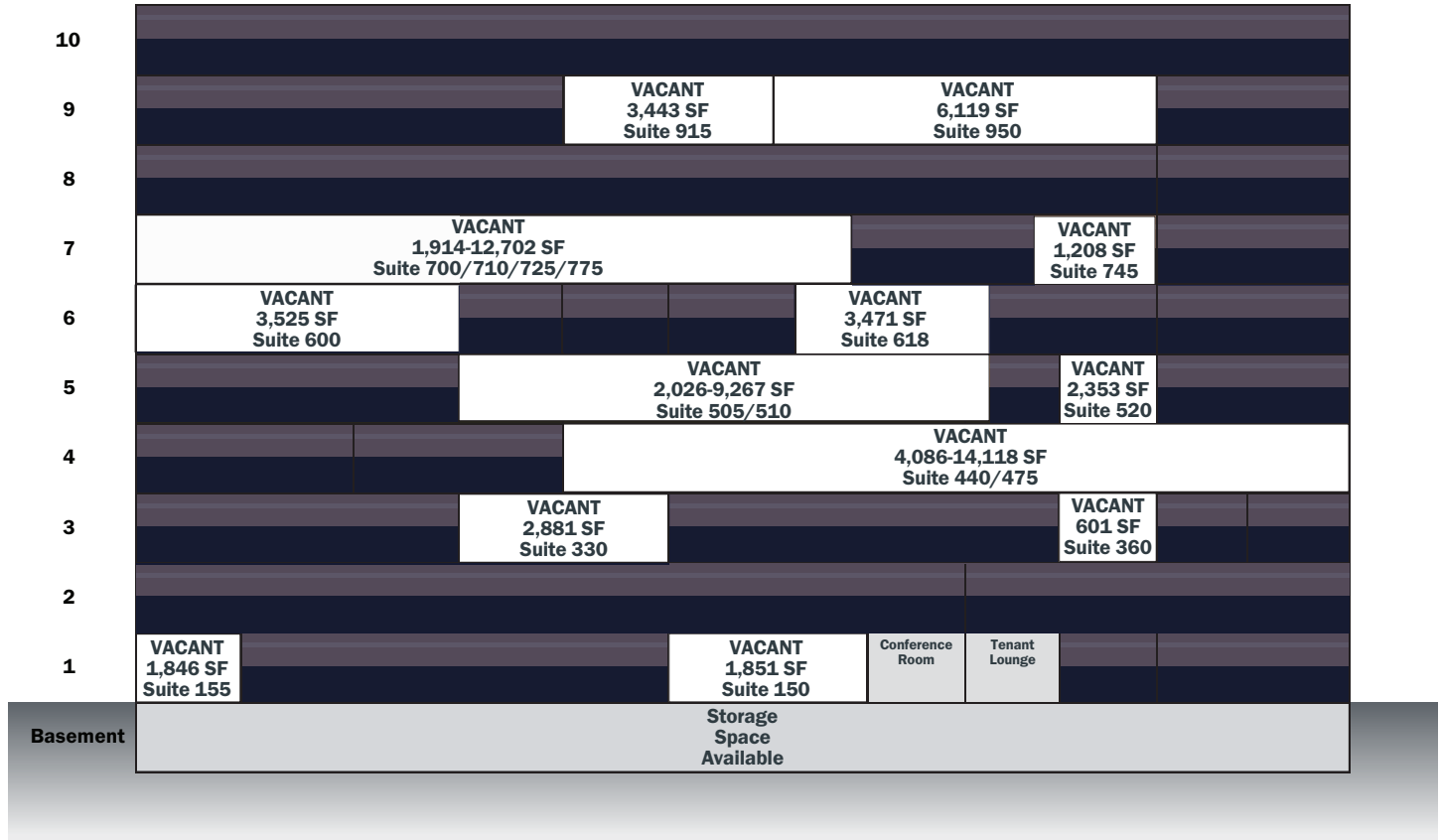
BREAKERS
KOREAN BAR-B-Q

rōti
MODERN MEDITERRANEAN



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YEAR BUILT/YEAR RENOVATED

1984/2016

BASE RENTAL RATE

\$23.00 + E

ESTIMATED 2019 ELECTRICITY

\$1.46

ESTIMATED 2019 OPERATING EXPENSES

\$7.23

BUILDING SERVICES

- Storage space available for lease
- Courtesy Officer (M-F: 5:00 PM - 10:00 PM)
- Building Hours (M-F: 6:30 AM - 6:30 PM;
Saturday: 9:00 AM - 1:00 PM)
- Telecommunication providers: AT&T, Spectrum, Verizon,
TW Telecom and Level 3 Communications
- After hours air: \$75.00/hour with a 2-hour minimum

MULTI-TENANT COMMON AREA FACTOR

16.08%

BUILDING SIZE

10 stories, 197,239 RSF

AMENITIES

- Immediate access to 114, 161 and MacArthur Blvd.
- Close proximity to DFW Airport
- Covered parking available
- Tenant lounge
- Renovated deli
- Tenant conference center
- On-site management

PARKING

3.3/1,000 overall parking ratio

1/1,800 covered spaces

Unreserved covered parking available for \$50.00 per space per month, plus tax



For Leasing Information:

 **TRANSWESTERN**[®]

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