

# OFFICE BUILDING FOR LEASE

9425 NORTH MACARTHUR BOULEVARD, IRVING, TX 75063



## PROPERTY DESCRIPTION

This exceptional property offers a premier location and outstanding features. With direct access to the Campion Trail System, this well-maintained building with ample natural light and the lush courtyard provides a peaceful retreat, and the convenient 14-minute drive to Dallas-Fort Worth International Airport ensures easy accessibility for traveling professionals.

## PROPERTY HIGHLIGHTS

- 14 minute drive to Dallas-Fort Worth International airport
- Premier Valley Ranch location
- Direct access to Campion Trail System
- Lush backyard
- Well-maintained building

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	15,000 - 19,622 SF
Lot Size:	2.07 Acres
Building Size:	27,862 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	33,247	83,659	384,507
Total Population	82,431	214,053	957,025
Average HH Income	\$152,066	\$137,239	\$121,259

### CAMERON MAI

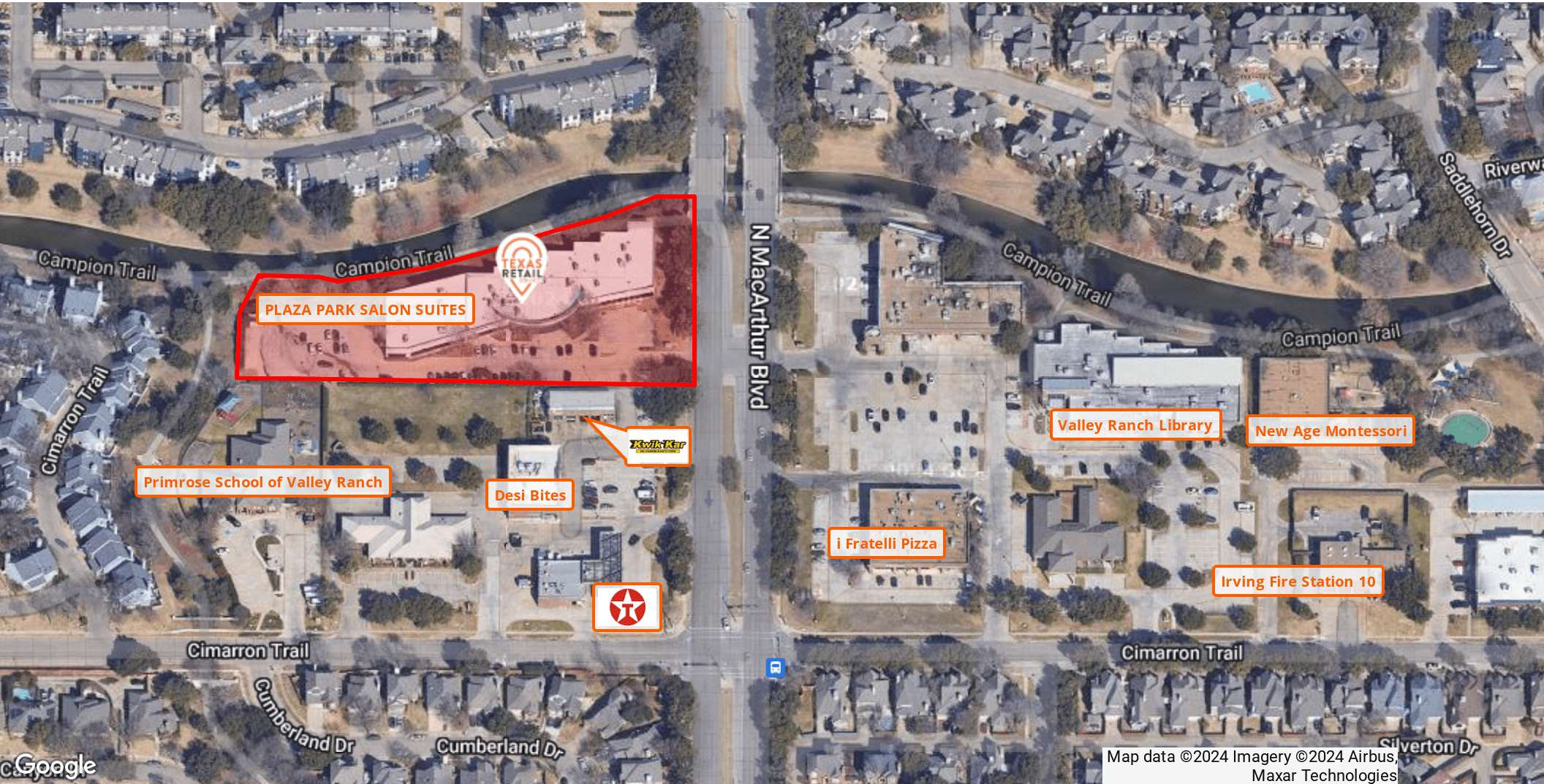
cmai@txretailservices.com  
214.597.7153





# OFFICE BUILDING FOR LEASE

9425 NORTH MACARTHUR BOULEVARD, IRVING, TX 75063



**CAMERON MAI**  
cmai@txretailservices.com  
214.597.7153





# OFFICE BUILDING FOR LEASE

9425 NORTH MACARTHUR BOULEVARD, IRVING, TX 75063



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

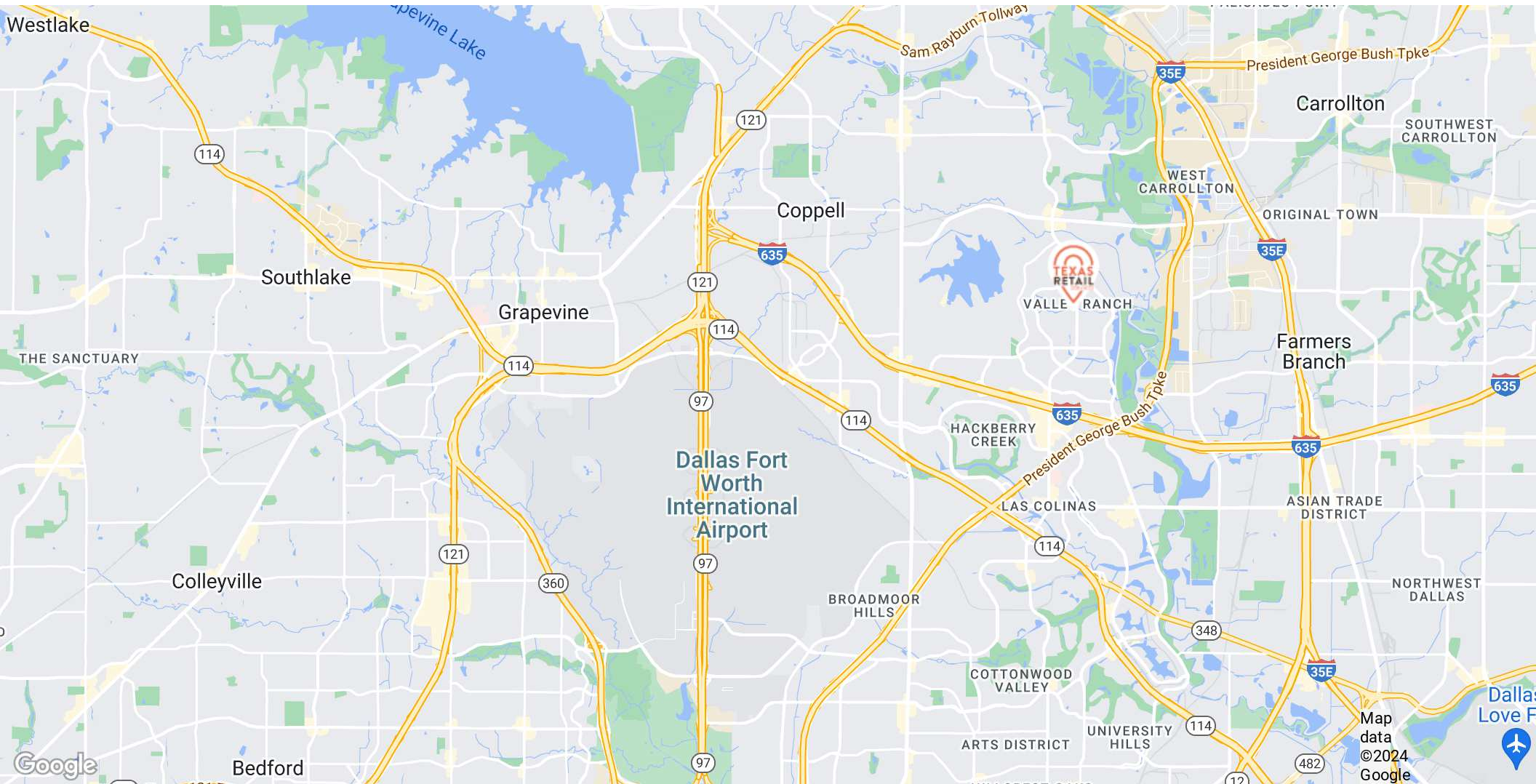
**CAMERON MAI**  
cmai@txretailservices.com  
214.597.7153





# OFFICE BUILDING FOR LEASE

9425 NORTH MACARTHUR BOULEVARD, IRVING, TX 75063



**CAMERON MAI**  
cmai@txretailservices.com  
214.597.7153





# OFFICE BUILDING FOR LEASE

9425 NORTH MACARTHUR BOULEVARD, IRVING, TX 75063

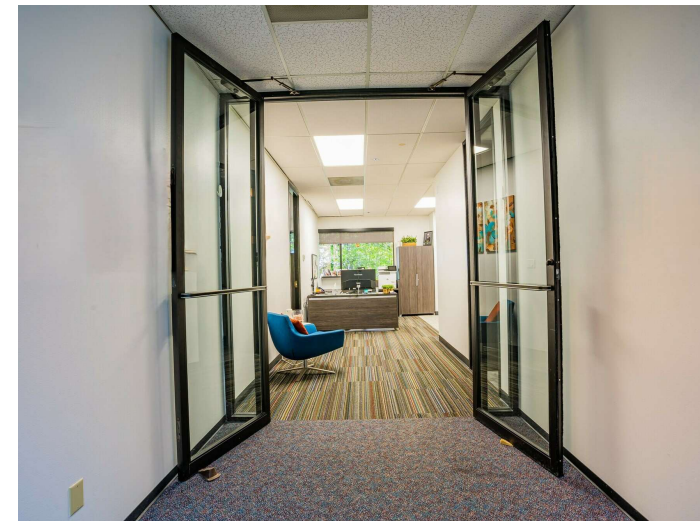
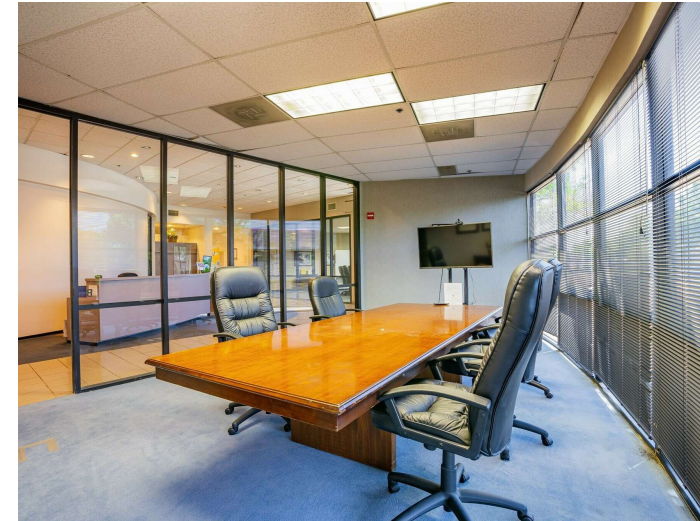


**CAMERON MAI**  
cmai@txretailservices.com  
214.597.7153



# OFFICE BUILDING FOR LEASE

9425 NORTH MACARTHUR BOULEVARD, IRVING, TX 75063



**CAMERON MAI**  
cmai@txretailservices.com  
214.597.7153

# OFFICE BUILDING FOR LEASE

9425 NORTH MACARTHUR BOULEVARD, IRVING, TX 75063



**CAMERON MAI**  
 cmai@txretailservices.com  
 214.597.7153





# OFFICE BUILDING FOR LEASE

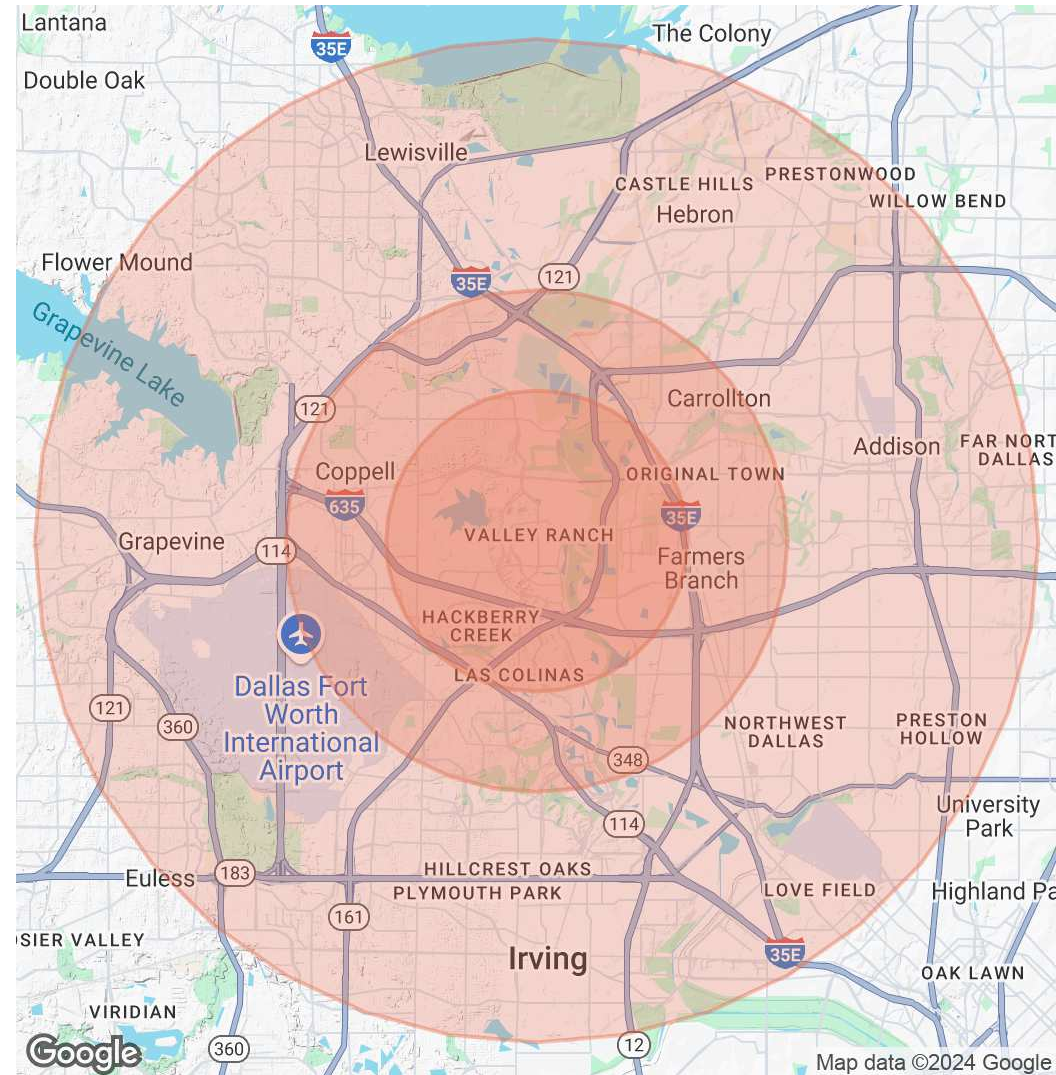
9425 NORTH MACARTHUR BOULEVARD, IRVING, TX 75063

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	82,431	214,053	957,025
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	33,247	83,659	384,507
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$152,066	\$137,239	\$121,259
Average House Value	\$540,075	\$483,105	\$447,267

Demographics data derived from AlphaMap



**CAMERON MAI**  
 cmai@txretailservices.com  
 214.597.7153





# 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 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 on 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:
  - 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.

**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.

Texas Retail Services, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Cameron Mai

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

9011998

License No.

619991

License No.

License No.

License No.

cmai@txretailservices.com

Email

cmai@txretailservices.com

Email

Email

Email

214-597-7153

Phone

214-597-7153

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date