

3229 PREMIER DRIVE

IRVING, TEXAS 75063



BUILDING INFORMATION

BUILDING

3229 Premier Drive
Irving, Texas 75063

BUILDING SITE

1.69 Acres

BUILDING SIZE

10,000 RSF

STORIES

2

YEAR BUILT

2017

OPERATING EXPENSES

NNN - \$9.73/RSF

Electric - \$2.64/RSF

PARKING RATIO

4.70 / 1,000 RSF

AVAILABILITY

SUITE 100 (5,000 RSF)

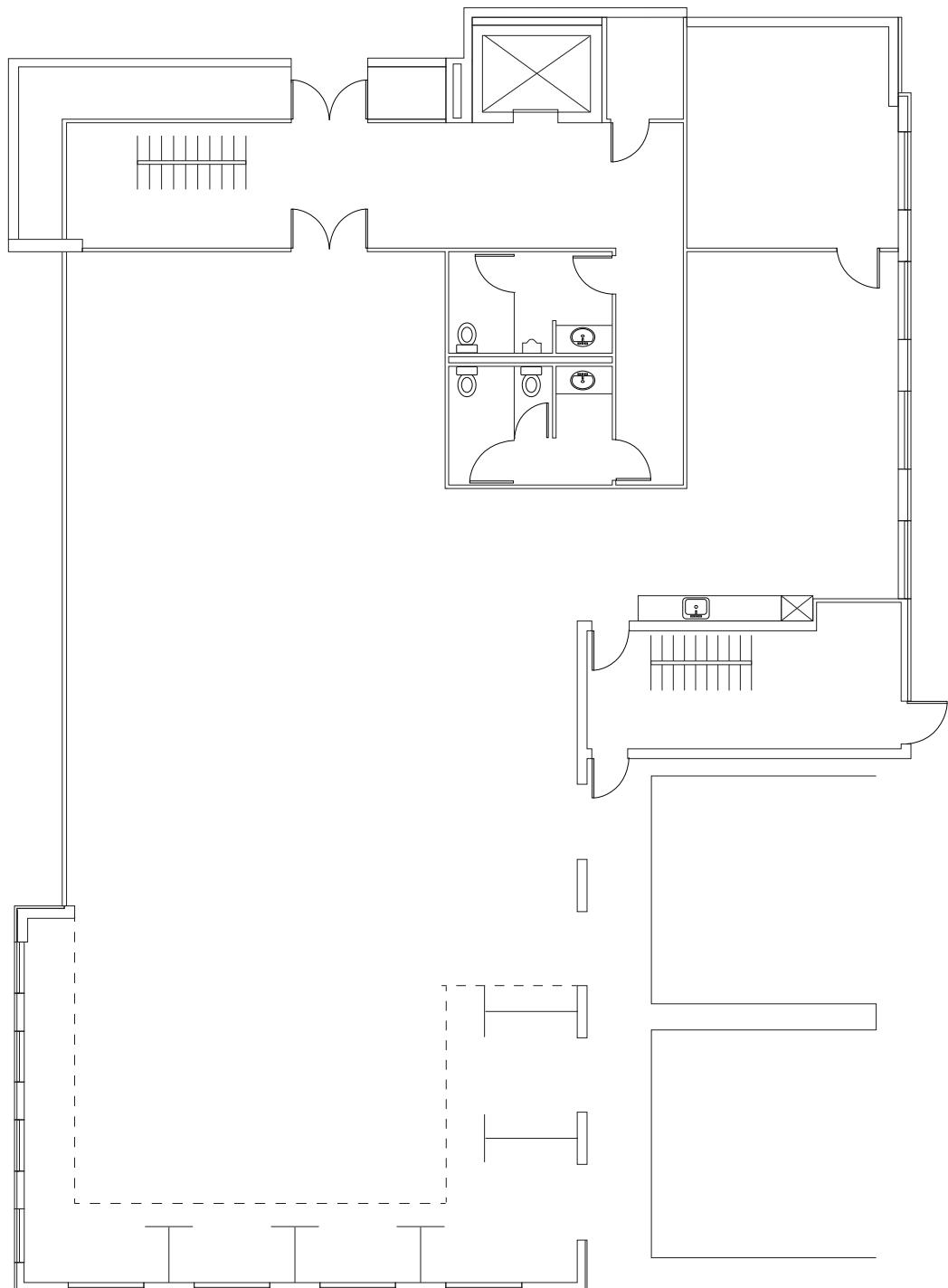
SUITE 100 + 200 (10,000 RSF)



SUITE 100

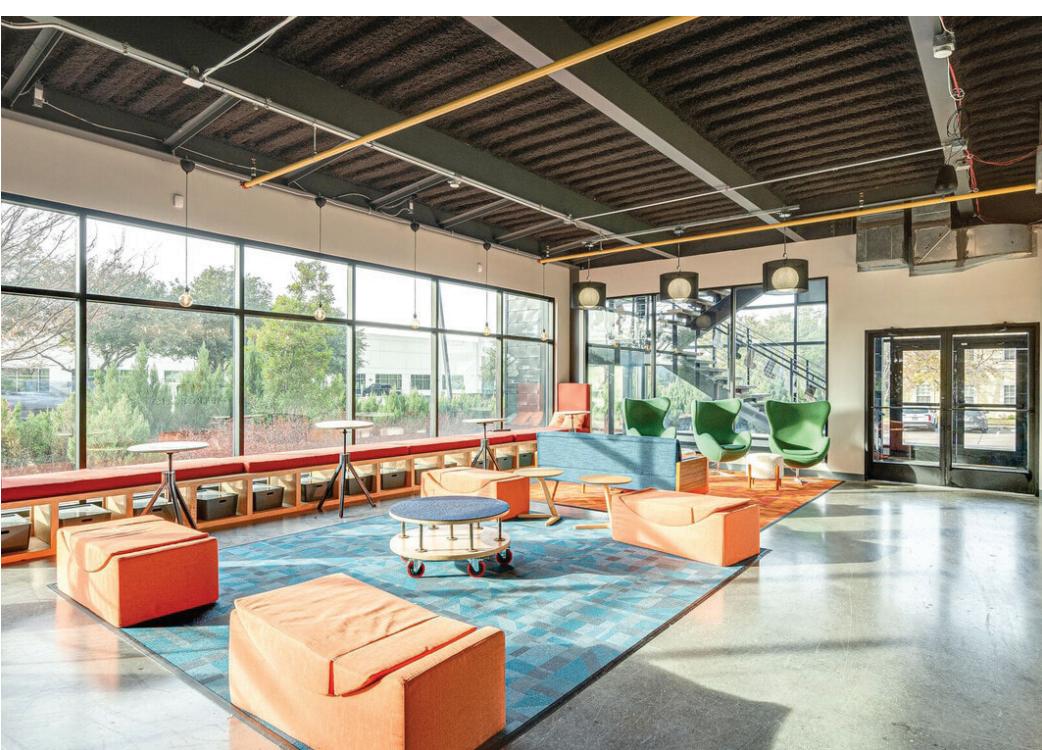
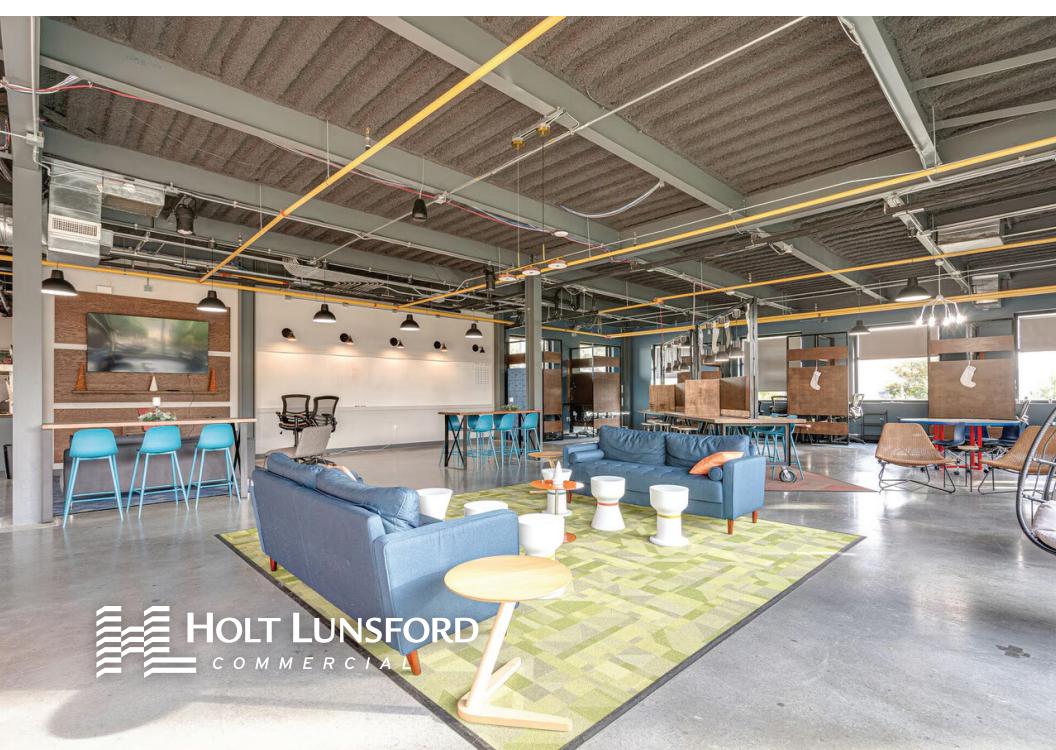
5,000 RSF

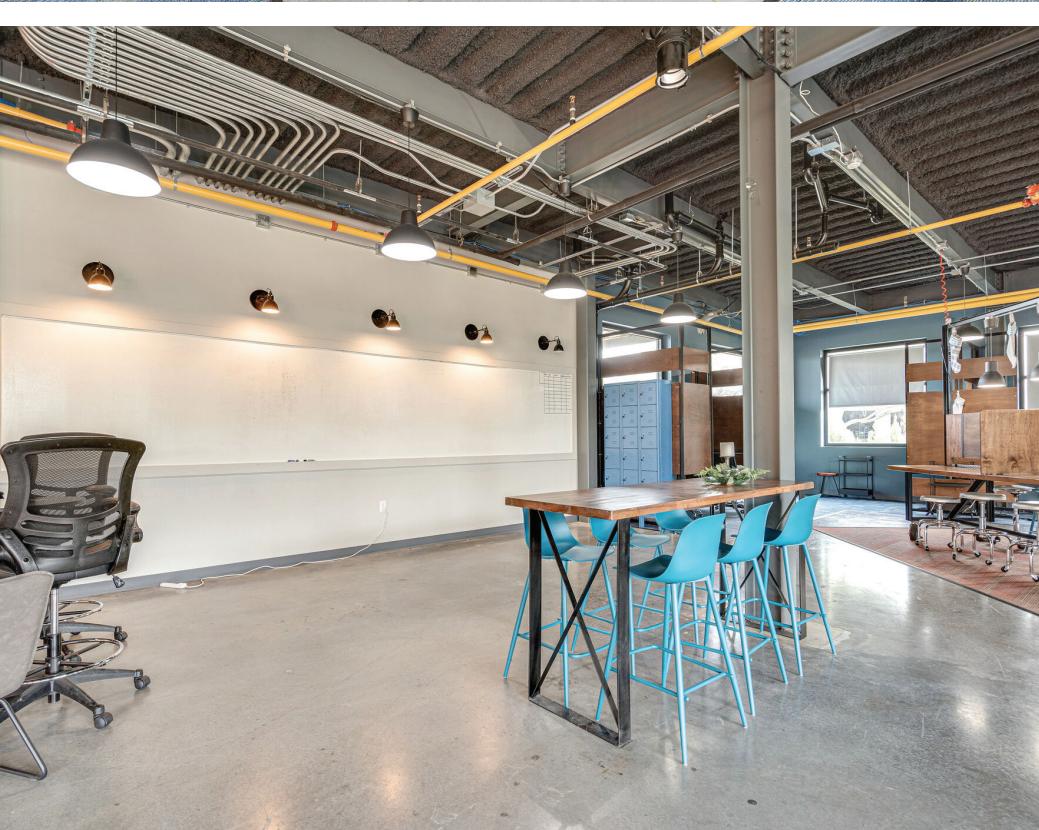
VIRTUAL TOUR



SUITE 100 – 5,000 RSF

- Executive office/conference room
- Open break area
- Open bullpen (15-20 person)

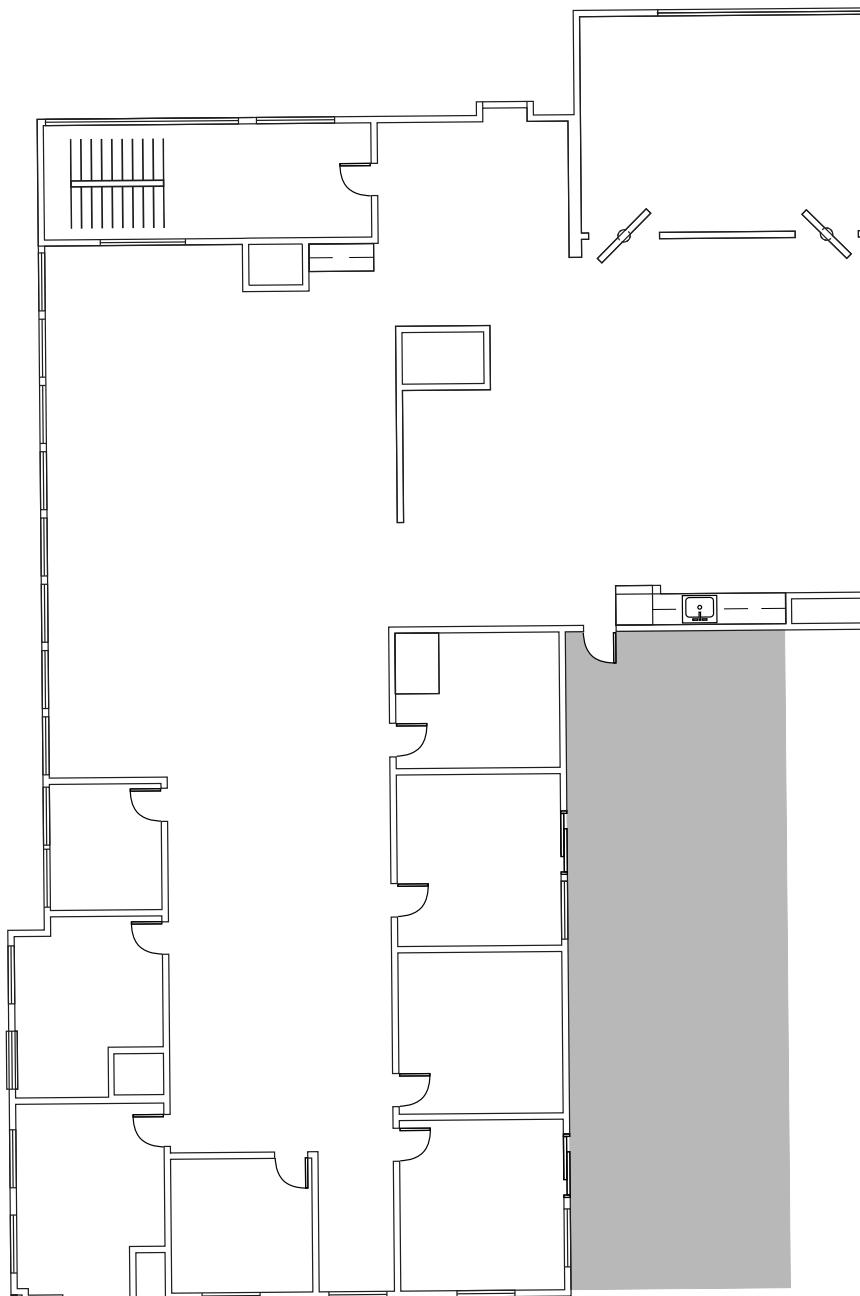




SUITE 200

5,000 RSF

VIRTUAL TOUR



SUITE 200 – 5,000 RSF

Seven (7) offices

Conference room

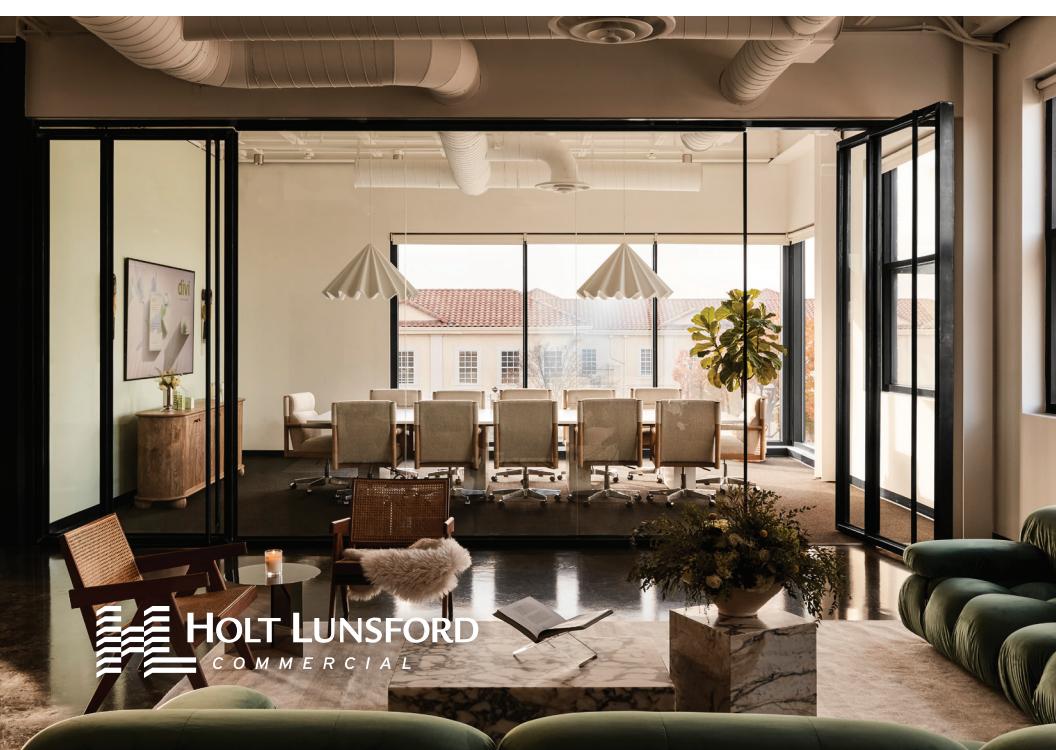
Reception area

Open break area

Open bullpen (10-15 person)

Copy/server room

Direct balcony access





divi™

scalp & hair health

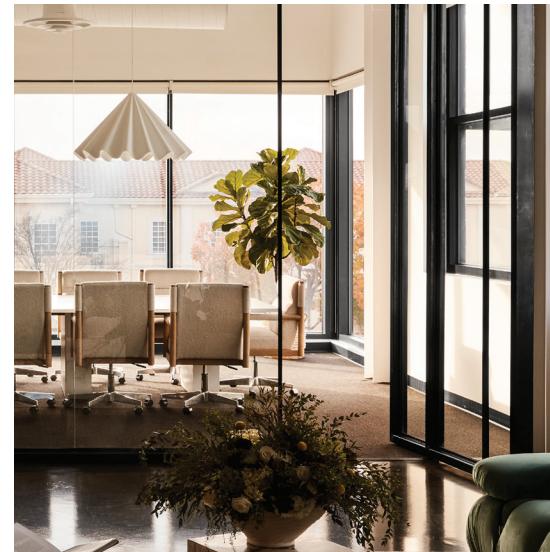


 **HOLT LUNSFORD**
COMMERCIAL

OWNERSHIP HIGHLIGHT

Divi is a leading wellness and haircare brand known for its dermatologist-backed formulas and commitment to holistic health. With a strong digital presence and rapidly growing customer base, Divi has established itself as an innovator in the beauty and wellness space.

Divi occupies the second floor of this building as their corporate headquarters, underscoring their long-term investment in the property. Their presence brings a vibrant, forward-thinking energy to the space—ideal for companies seeking a modern and inspiring environment to grow their own teams.





HUNTER HEDRICK

Office: 972.421.1973

Cell: 918.640.7620

hhedrick@holtlunsford.com

MATT ARENDS

Office: 972.585.5154

Cell: 630.386.6968

marends@holtlunsford.com

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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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.

A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 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.

Holt Lunsford Commercial, Inc.

Licensed Broker/Broker Firm Name or
 Primary Assumed Business Name

359505

License No.

hlunsford@holtlunsford.com

972.241.8300

Phone

Mario Zandstra

Designated Broker of Firm

312827

License No.

mzandstra@holtlunsford.com

972.241.8300

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone