

# 161 CORPORATE CENTER

6225 N State Highway 161  
Irving, Texas 75038



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



## AVAILABILITY & ECONOMICS

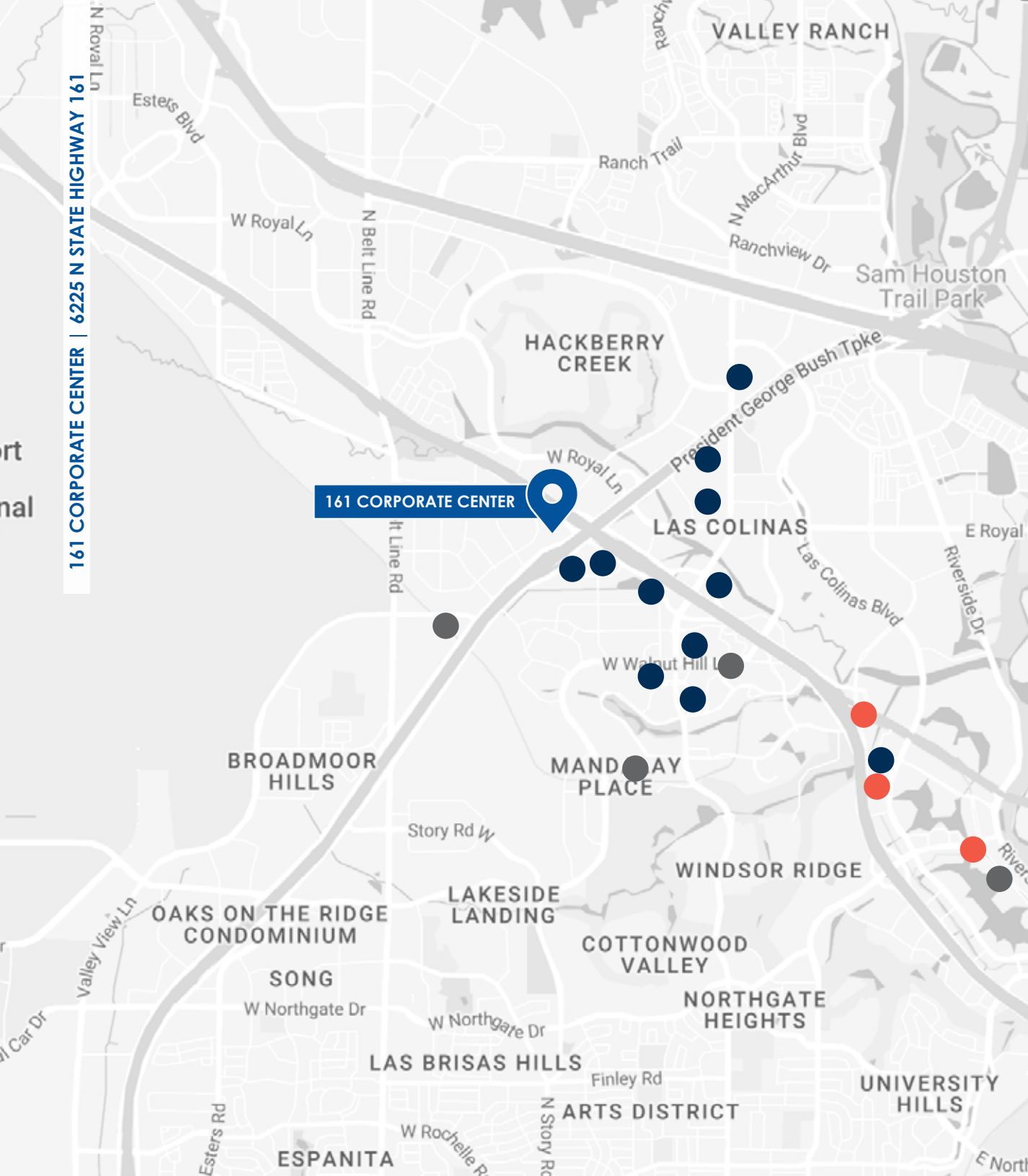
Suite	RSF	Rate	TIA*	Notes
125	2,555 SF	\$15.25	Negotiable	Spec suite directly off building lobby.
300	13,862 SF	\$15.25	\$30.00/RSF	Very nice 2nd generation condition.
400/450/475	19,712 SF	\$15.25	\$30.00/RSF	2nd generation condition. Demisable.
<b>Landlord has the ability to fund a TIA without any lender approval.   Landlord willing to finance TI above the TIA listed above.</b>				

\*The presented terms assume a five (5) year deal.



# INTERIOR PHOTO GALLERY





## SURROUNDING AMENITIES



### RESTAURANTS

Starbucks  
Flavors Indian Kitchen  
In-N-Out Burger  
Modern Market Eatery  
Original ChopShop  
Tupelo Honey  
Nizams Kitchen  
Yolk  
Chick-fil-A  
Benihana  
Fuzzy's Taco Shop



### ENTERTAINMENT

Toyota Music Factory  
Four Seasons  
Irving Convention Center at Las Colinas



### TRANSIT

Belt Line Station  
Hidden Ridge Station  
North Lake College Station  
Las Colinas Urban Center Station

## SUPERIOR ACCESSIBILITY



Located immediately off State Highway 114 and President George Bush Turnpike



8 minutes from DFW International Airport



16 minutes from Dallas Love Field





## FACT SHEET

### BUILDING ADDRESS

6225 North State Highway 161  
Irving, Texas 75038

### OWNER

Woodside

### LEASING TEAM

Holt Lunsford Commercial

John Dickenson  
972.421.1971  
jdickenson@holtlunsford.com

Paul Hernandez  
972.380.3641  
phernandez@holtlunsford.com

Dylan Cummins  
972.585.5114  
dcummins@holtlunsford.com

### PROPERTY MANAGEMENT

Holt Lunsford Commercial

### BUILDING SIZE

104,165 RSF

### STANDARD FLOORPLATE

27,000 RSF

### STORIES

Four (4) stories

### YEAR BUILT

1998

### PARKING RATIO

4.0 per 1,000 RSF – free and  
unreserved

### Covered reserved parking

\$75.00 per space per month  
plus applicable taxes (subject to  
availability)

### BUILDING HOURS

Mon – Fri: 8:00 AM – 6:00 PM  
Sat: 8:00 AM – 1:00 PM

### HVAC

After-hours HVAC is available at  
\$75.00 per hour, with a minimum  
of two (2) hours

### AMENITIES

Grab-and-go food service  
Ownership is in the planning  
stages for a new building  
conference center

### TELECOM/FIBER PROVIDERS

AT&T – Internet (fiber)  
LOGIX – Internet (fiber)  
TW – Telecom

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6225 NORTH STATE HIGHWAY 161

## LEASING CONTACTS

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John Dickenson | 972.421.1971 | [jdickenson@holtlunsford.com](mailto:jdickenson@holtlunsford.com)  
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# Information About Brokerage Services

2-10-2025



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.

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972.241.8300

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

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Mario Zandstra

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Designated Broker of Firm

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Licensed Supervisor of Sales Agent/Associate

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Phone

Sales Agent/Associate's Name

License No.

Email

Phone