

COTTONWOOD OFFICE CENTER

2100-2120 WEST
WALNUT HILL LANE
IRVING, TEXAS 75038

CONTACT

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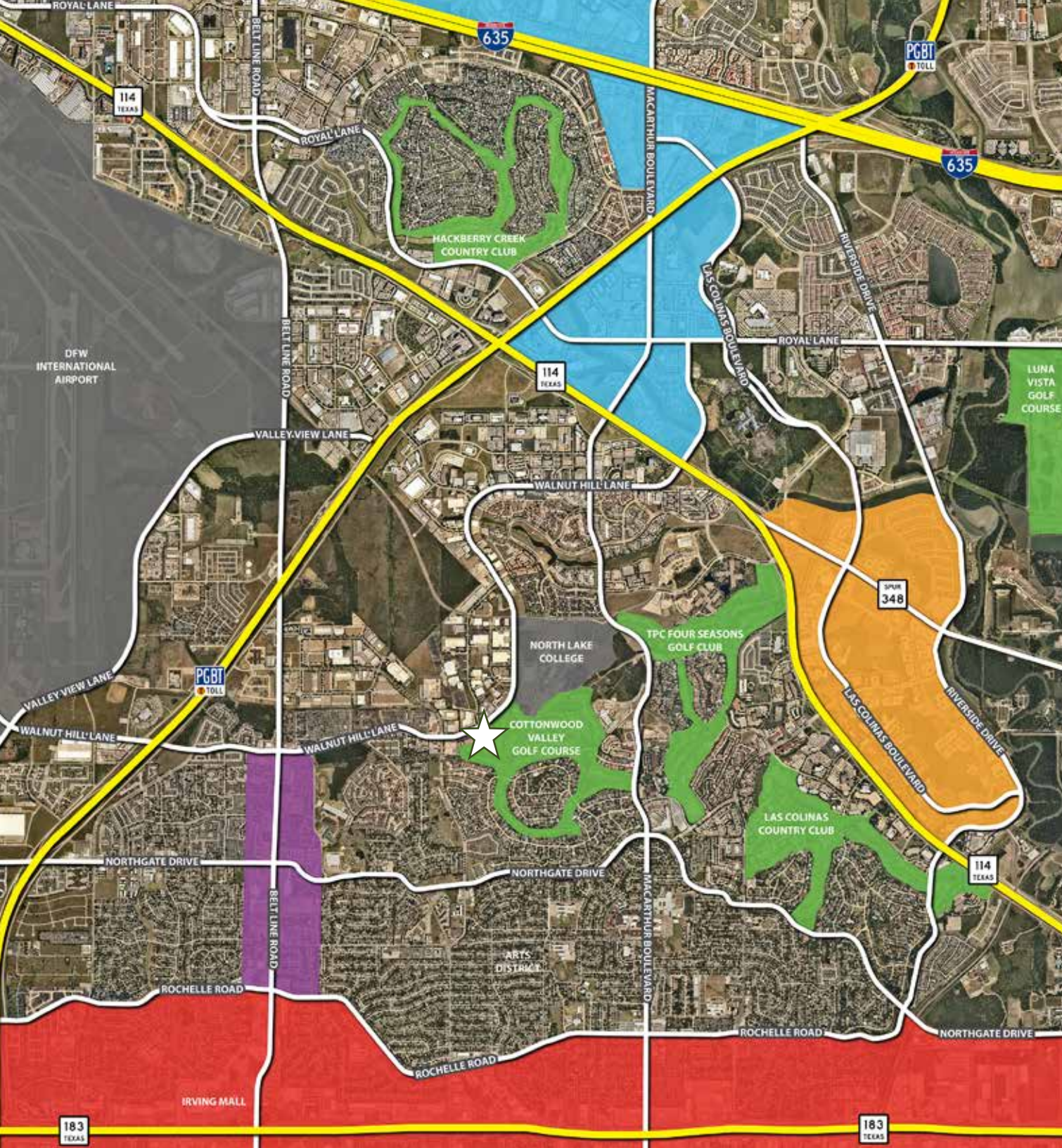
OFFICE ON THE GOLF COURSE!

PROPERTY HIGHLIGHTS

- Building size: 165,818 RSF
- Three connected buildings
- Former Liberty Mutual Campus
- Built in 1986
- Remodeled in 2021
- Ability to park up to 5 per 1,000 SF (surface)
- Garage parking available
- Furniture available
- Golf course views
- Brand new amenity center including:
 - Fitness center with showers/locker rooms
 - 40-person conference facility
 - Tenant lounge
 - Grab and go food service
 - Gaming/Arcade room
 - Outdoor patios overlooking golf course



AMENITY MAP



- Argentina Bakery
- Bangkok Orchid
- Chili's Bar & Grill
- Church's Chicken
- Firehouse Subs
- Foo's Asian Grill & Bubble Tea
- Golden Chick
- Irving Mall
- On the Border
- Ramailo Restaurant
- Starbucks
- Taco Casa
- Taquerias Arandas
- Vila Brazil
- Whataburger
- Wingstop

- African Village
- Burger King
- Chop & Pop
- City Pizza Wings
- Dona Lencha
- Taqueria
- Himalayan Aroma
- Maki Boy
- McDonald's
- Pho Legacy
- Po' Melvin's
- Sonic Drive-In
- Subway
- Taqueria Charly
- Temptation
- Thai Chai Yo Bistro
- Wendy's

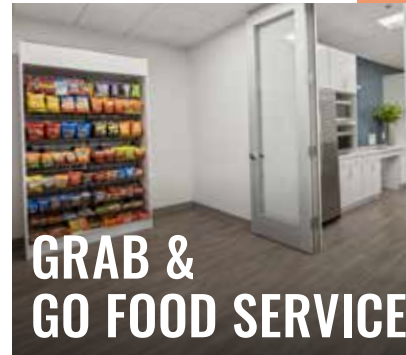
- Avocado Restaurant & Lounge
- Boi Na Braza
- El Famoso
- Gloria's Latin Cuisine
- Grimaldi's Pizzeria
- Irving Convention Center
- Italian Cafe
- Jinbeh Japanese
- Kabuki Japanese Restaurant
- Subsz N Stuff Deli
- TCBY
- Thirsty Lion
- Top Round Roast Beef
- Toyota Music Factory
- Trevi's Restaurant
- Yard House

- Andalous
- The Blue Fish
- Cafe Bahar
- Fast & Furious
- Five Guys
- In-N-Out Burger
- Jersey Mike's Subs
- Lemon Shark Poke
- Lime Bar & Kitchen
- Little Katana
- la Madeleine
- Red Hot & Blue
- Snappy Salads
- Southern Spice
- Terra Mediterranean
- Zoe's Kitchen



40-PERSON CONFERENCE FACILITY

**BRAND NEW
AMENITY CENTER**



**GRAB &
GO FOOD SERVICE**



OUTDOOR PATIOS



TENANT LOUNGE



FITNESS CENTER



ARCADE/GAMING ROOM

COTTONWOOD OFFICE CENTER

2100-2120 WEST
WALNUT HILL LANE
IRVING, TEXAS 75038

FACT SHEET

BUILDING

2100, 2110, 2120
West Walnut Hill Lane
Irving, Texas 75038

LANDLORD

Capital Commercial Investments

LEASING COMPANY

Holt Lunsford Commercial

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PROPERTY MANAGEMENT

Cushman & Wakefield

YEAR BUILT

1986

YEAR RENOVATED

2021

PRIMARY BUILDING SITE

6.76 Acres

PARKING RATIO

5 per 1,000 RSF
Surface and garage parking available

STANDARD FLOORPLATE

23,000 RSF

STORIES

Building A: 2 stories
Building B: 2 stories
Building C: 3 stories

SECURITY

24/7 card key access
Evening patrol services

TELECOM/FIBER

Frontier Communications
Verizon, AT&T, & Spectrum
in the area





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.

01-08-2024



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.

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:
 - 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 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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date