



For Lease

# Crestwood Center

1200 W Walnut Hill Ln, Irving, TX

## Features

- 2,217 - 6,690 SF Available
- High visibility to Main Thoroughfare and Immediate Access to Major Freeways
- Upscale General Office Space Available
- Minutes From DFW International Airport and Dallas Love field Airport
- Reserved, Covered Parking Available

## Building Information

Crestwood Center is a three-story office building located at 1200 W Walnut Hill Lane in Irving, Texas. The subject property measures 72,794 square feet, was built in 1981 with renovations completed in 2002. The asset sits on a 3.74-acre lot near the intersection of Walnut Hill Lane and N MacArthur Blvd. The location provides easy access to many of the surrounding thoroughfares (PGBT, 114, 183, I-35E and I-635) and is just minutes from both DFW International and Dallas Love Field Airports.

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Asking rate:

\$13.50

PSF + Electric

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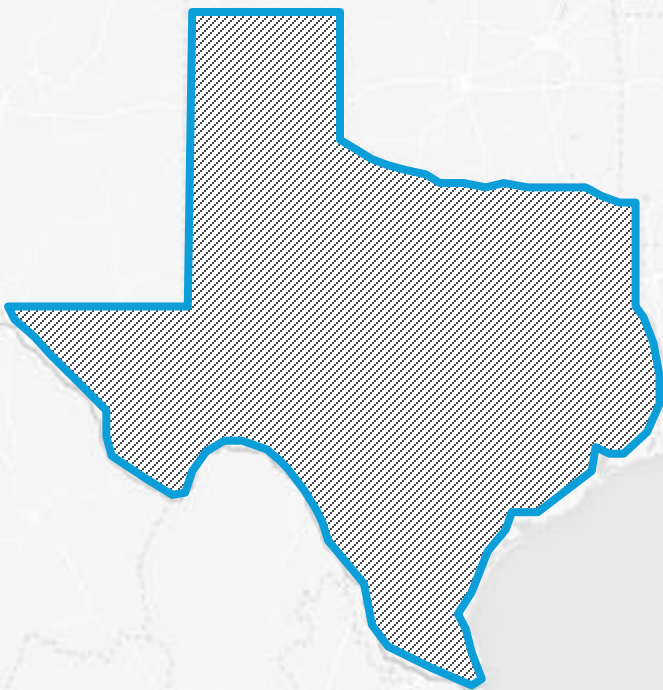
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# Representation

## DFW MARKET LEADERS WITH GLOBAL REACH

Based in the Dallas/Fort Worth Metroplex, our team represents a vast and growing network. Our extensive experience in office and industrial product types, along with our network of over 100,000 Investors, offers our clients the opportunity to maximize their investment. That experience, alongside Colliers' invaluable resources that stretch across every major market nationally and globally, creates a platform designed to reach our client's goals.



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## Area Highlights

The Las Colinas submarket is a prestigious community that offers a unique atmosphere and many shopping, restaurant and office amenities. The surrounding area has excellent demographics with a dense population corridor of 240,800 people within a 5-mile radius.

Las Colinas is prominently nestled in the heart of the Dallas/ Fort Worth Metroplex and is a Class A location offering a wide variety of unique shops, fine dining, outdoor and live entertainment. This prime location is minutes from the Dallas Love Field Airport and the Dallas/ Fort Worth International Airport, which is the third busiest airport in the world. Several Fortune 500 companies have headquarters in the city of Las Colinas with over 2,000 companies established within the area. Ultimately, the area offers a wide variety of employment opportunities and convenience for corporations.



|                        |                  |
|------------------------|------------------|
| <b>Asking Rate</b>     | \$13.50 / SF + E |
| <b>Building Size</b>   | 72,794 SF        |
| <b>Available SF</b>    | 2,217 – 6,690 SF |
| <b>Built/Renovated</b> | 1981/2002        |
| <b>Lot Size</b>        | 3.74 Acres       |
| <b>Submarket</b>       | Las Colinas      |





## Available Spaces

|                   |          |
|-------------------|----------|
| <b>Suite 1610</b> | 6,690 SF |
| <b>Suite 2100</b> | 4,259 SF |
| <b>Suite 2205</b> | 2,695 SF |
| <b>Suite 2250</b> | 2,951 SF |
| <b>Suite 3850</b> | 2,217 SF |
| <b>Suite 3975</b> | 3,073 SF |

## Features



**Reserved/Covered Parking**



**Prominent Las Colinas Submarket**



**High Visibility and Great Access to Major Freeways**



**Abundant Amenities in Immediate Vicinity**



**Part of Busy Office Corridor**



**Minutes from DFW Airport and Dallas Love Field Airport**



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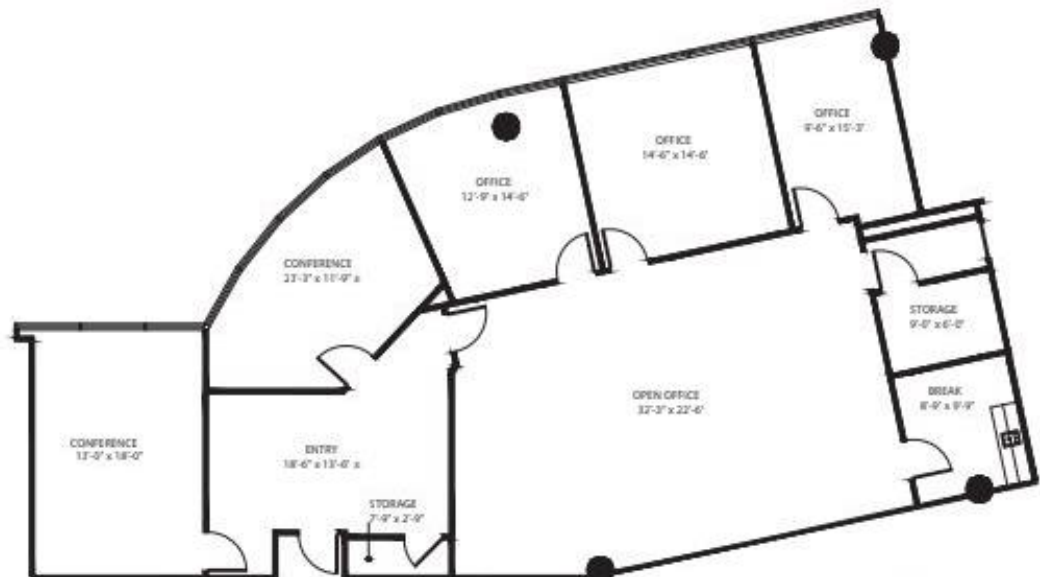
1200 W Walnut Hill

# Floor Plans

**Suite 1610**  
6,690 SF



**Suite 2205**  
2,695 SF



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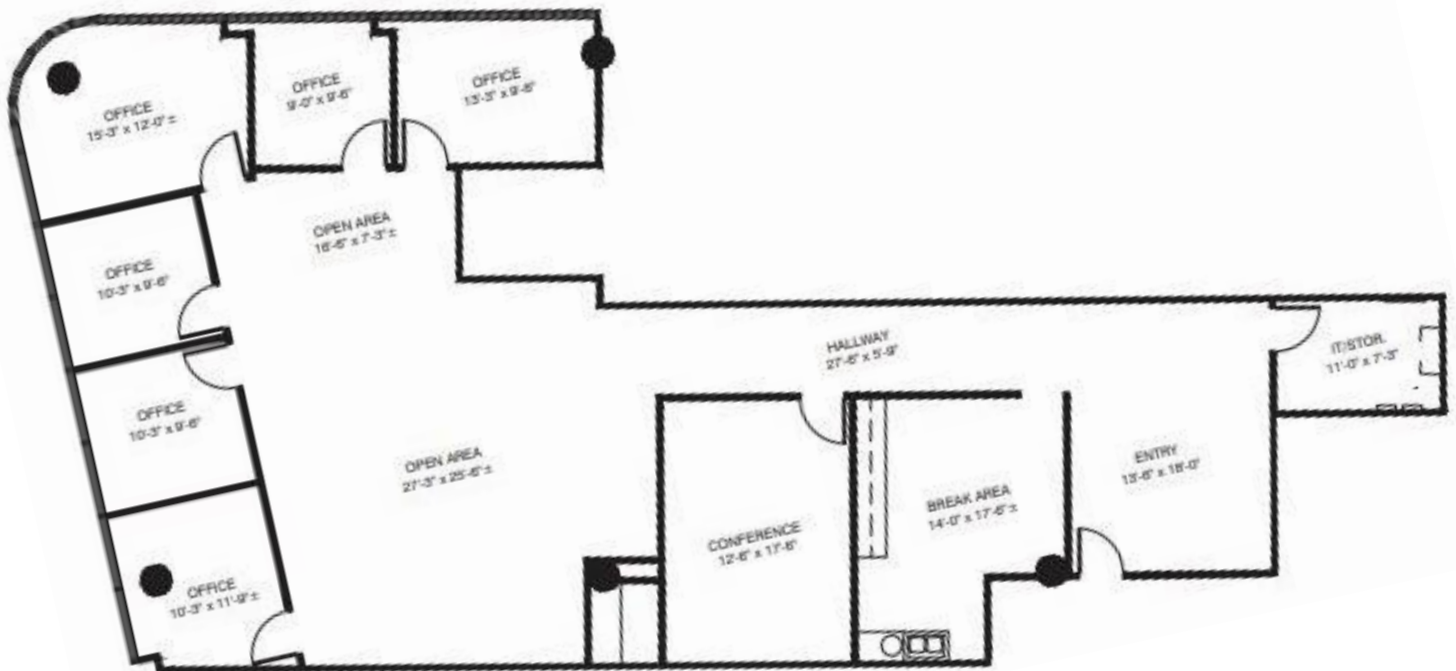
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1200 W Walnut Hill

# Floor Plans

## Suite 2250

2,951 SF



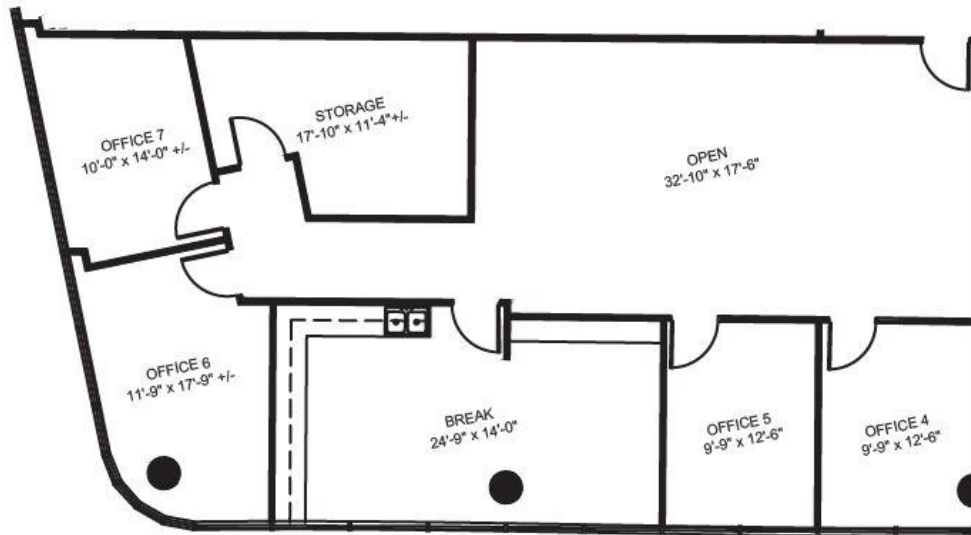
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# Floor Plans

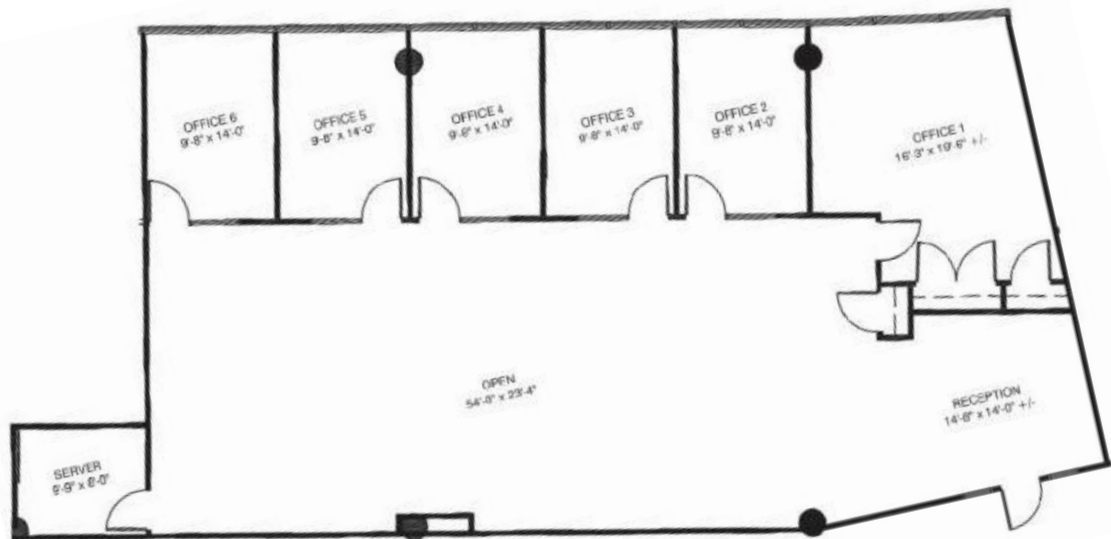
## Suite 3850

2,217 SF



## Suite 3975

3,073 SF



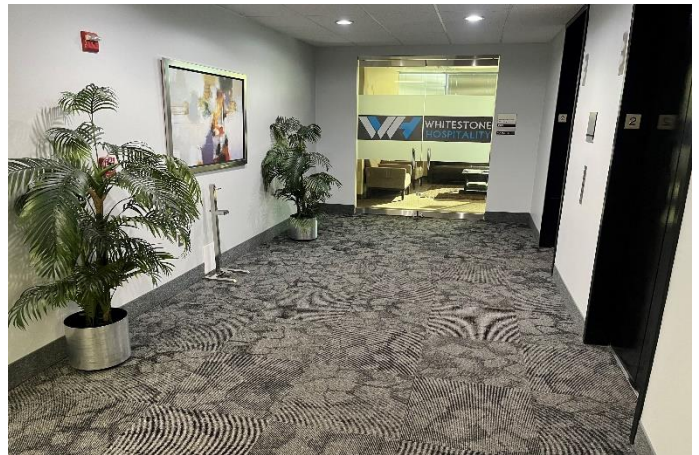
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# Lobby

## Property Photos



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Suite 1610

# Property Photos



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Suite 2100

# Property Photos



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Suite 2205

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Suite 3850

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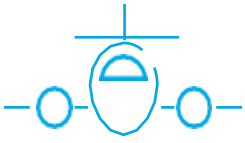


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# DFW Market Overview



Easy Travel to all parts of the U.S.



Competitive housing prices



No state income tax



Top-tier research universities



Diversity of cultural experiences



Cost of doing business lower than national average

## Employment Highlights

127,600

Annual New Jobs  
(#1 in the nation)

3.2%

Annual Growth Rate  
(#3 in the nation)

3.4%

DFW Unemployment Rate

4.0%

U.S. Unemployment Rate

## Population Highlights

7.7M

Current DFW Residents

1st

Largest Metro  
(in southern U.S)

4th

Largest Metro  
(in the Nation)

132,000

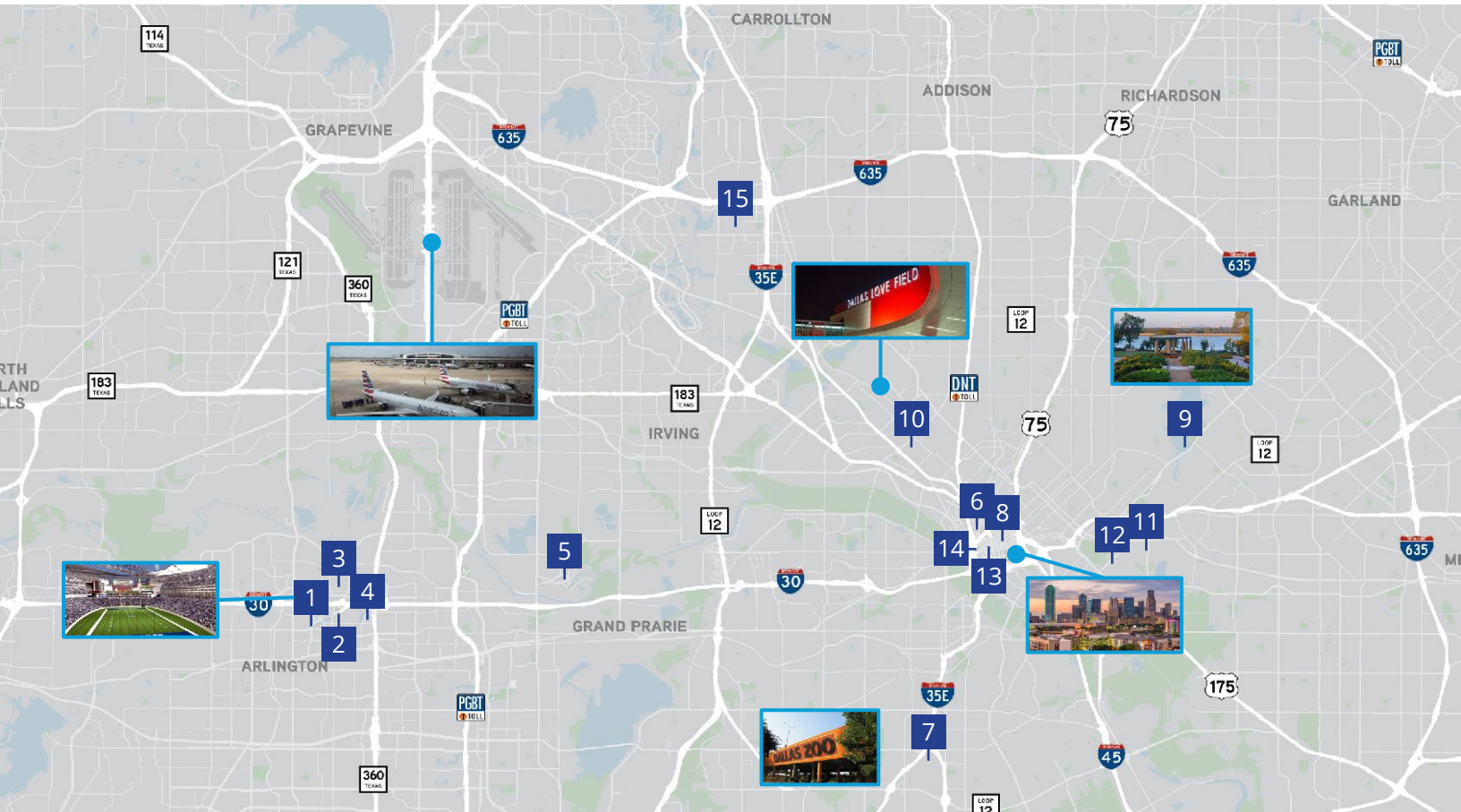
Annual Population Growth in DFW  
(#1 in the nation)



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# DFW Area Points of Interest



1. AT&T Stadium/Dallas Cowboys
2. Globe Life Stadium/Texas Rangers
3. Six Flags Over Texas
4. Six Flags Hurricane Harbor
5. Lone Star Park
6. American Airlines Center
7. Dallas Zoo
8. The Dallas World Aquarium
9. Dallas Arboretum & Botanical Garden
10. UT Southwestern Medical Center
11. State Fair of Texas
12. Cotton Bowl Stadium
13. Sixth Floor Museum
14. Dallas Museum of Art
15. Zero Gravity Thrill Park



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# 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.

11-2-2015



## 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.

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| Sales Agent/Associate's Name                                       | License No. | Email  | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date