

For Lease

Colonial Plaza
580 Decker Drive
Irving, TX 75062



Building Information

- Suites ranging in size from 802 sf– 5,065 sf
- New Energy efficient AC systems,
- New Energy efficient Roof, Energy efficient window upgrades under way
- Multiple Communications providers
Frontier FIOS (Now Verizon) ready suites, AT&T, Spectrum Business
- Reserved Covered Car Port Parking
- Building Monument Signage – subject to availability
- Complete Lobby Renovation
- Views of Las Colinas Country Club Golf Course
- High Speed Fiber Optic



For Information
Contact:



Mike@HugeREA.com
(469) 759-0212

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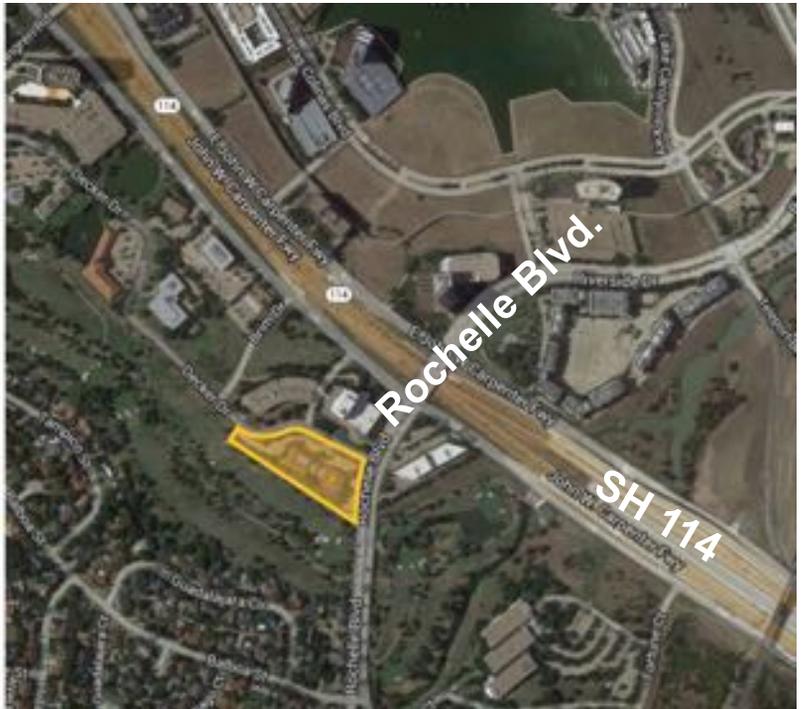
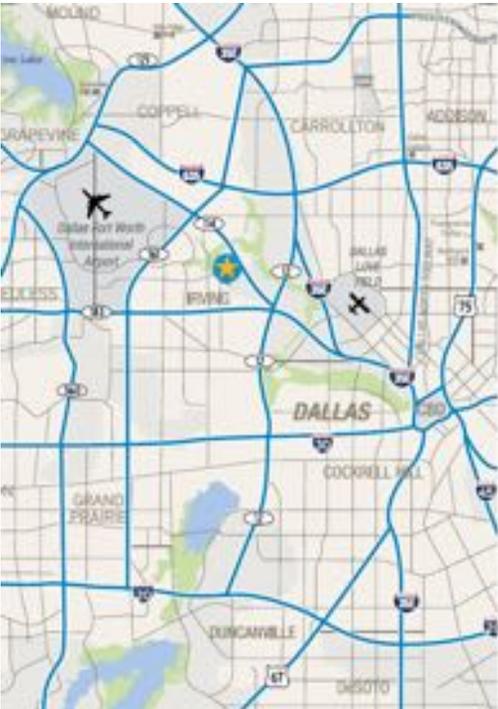
Colonial Plaza
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Golf Course Views – 3rd Fairway



Monument Signage Available



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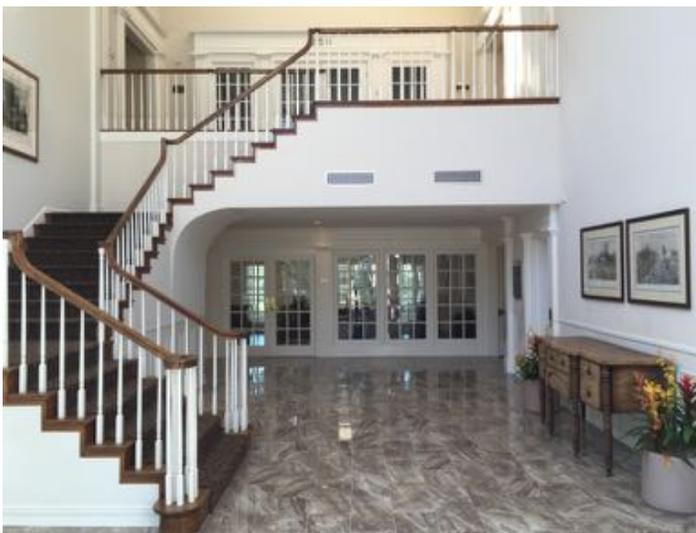




Covered Parking



Monument Signage
subject to Availability

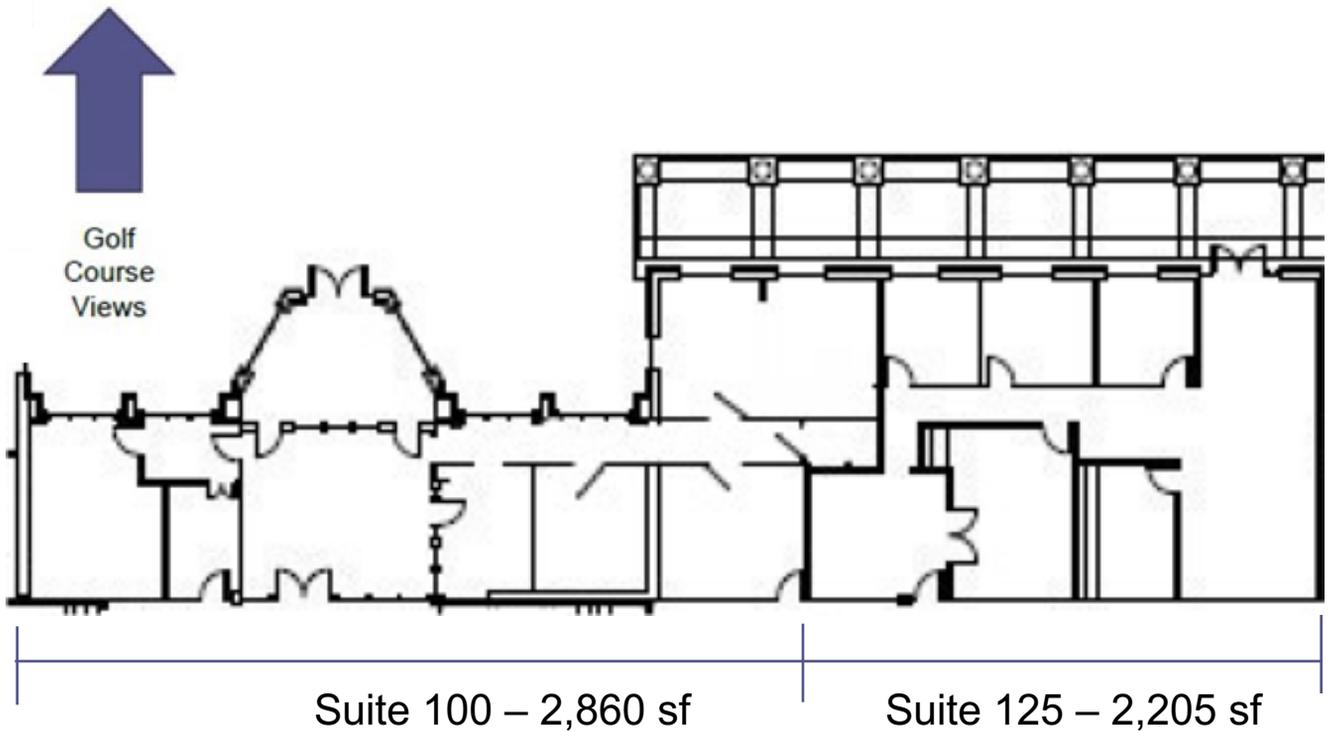


Building Lobby

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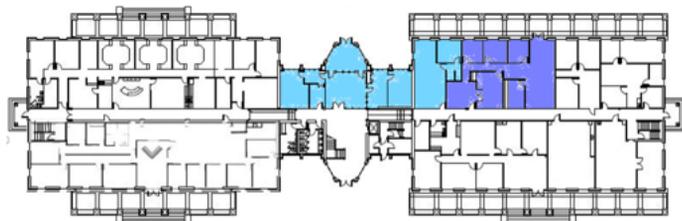
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Suite's 100 & 120 combined – 5,065 sf



Combined 5,065 sf

Impressive space at the lobby entrance to the building. The space overlooking the Las Colinas Country Club Golf Course Hole #3.



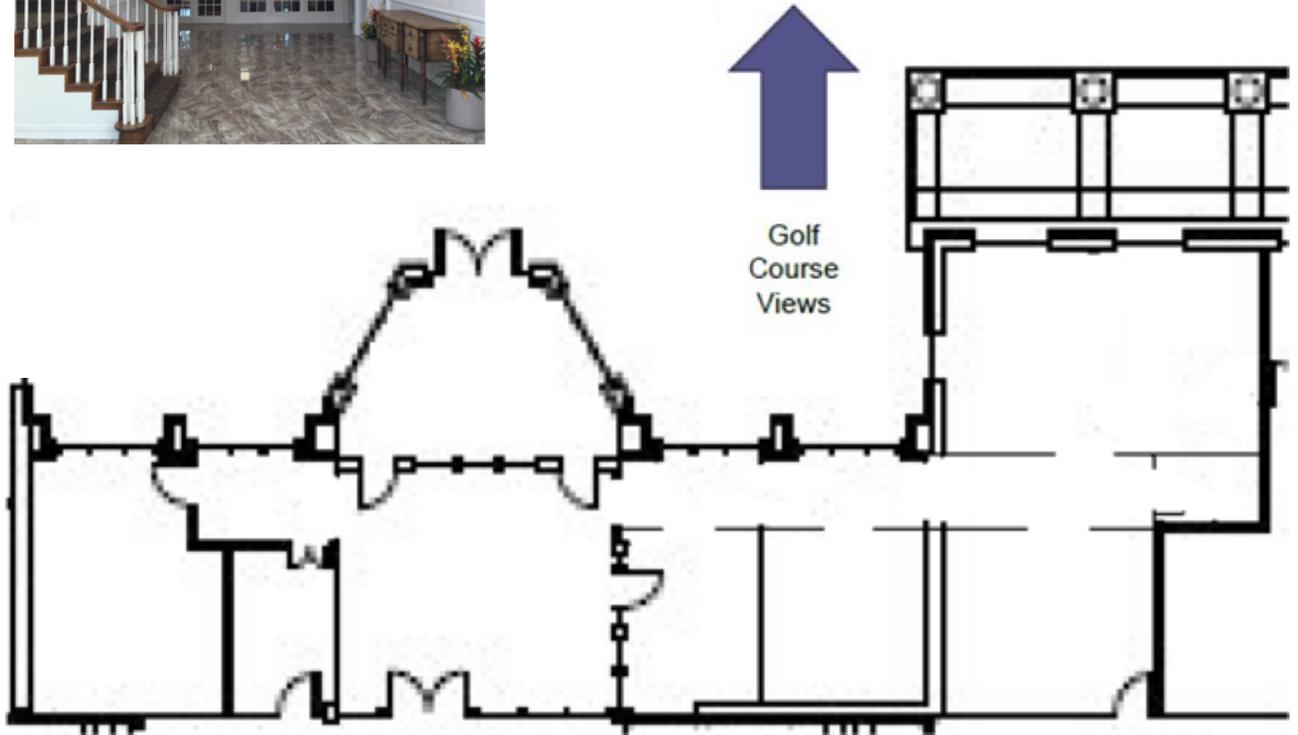
First Floor

**For Information
Contact:**

Michael Huges, CCIM
Mike@HugeREA.com
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Colonial Plaza
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Suite 100 – 2,860 sf



Impressive space at the lobby entrance to the building. The space overlooking the Las Colinas Country Club Golf Course Hole #3.



First Floor

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Interior Photos - Suite 100 – 2,860 sf



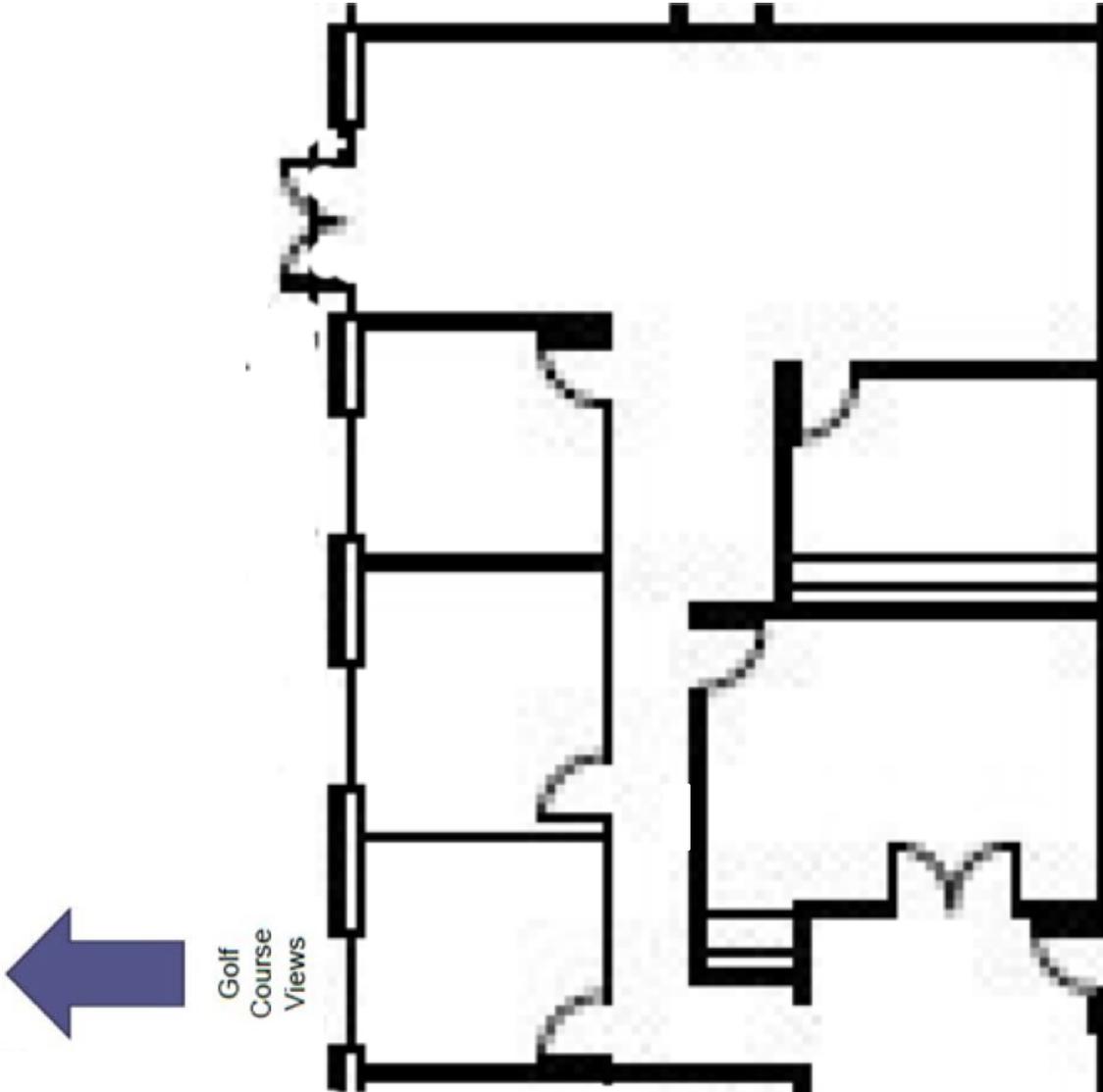
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Suite 125 – 2,205 sf



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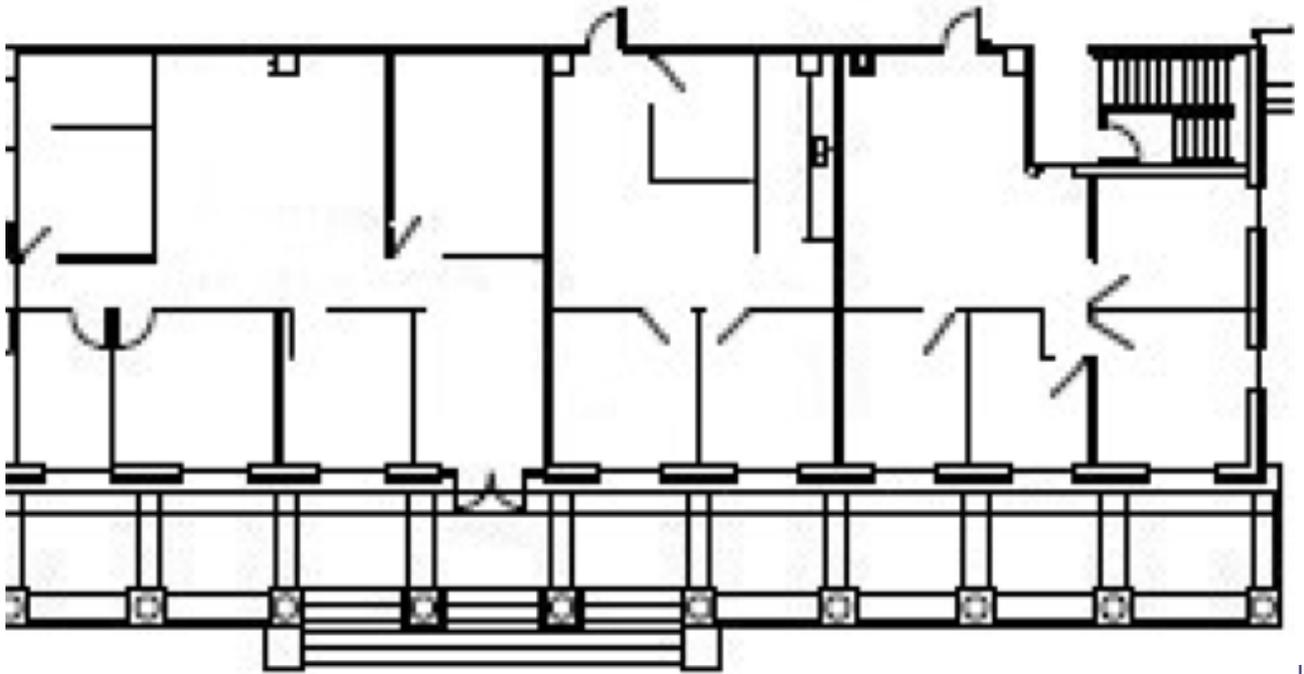
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Suite's 120, 124 & 130 combined – 4,114 sf

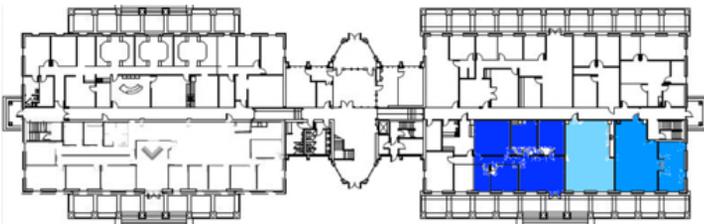


Suite 120 – 1,817 sf

Suite 124
1,054 sf

Suite 130 – 1,243 sf

Combined 4,114 sf



First Floor

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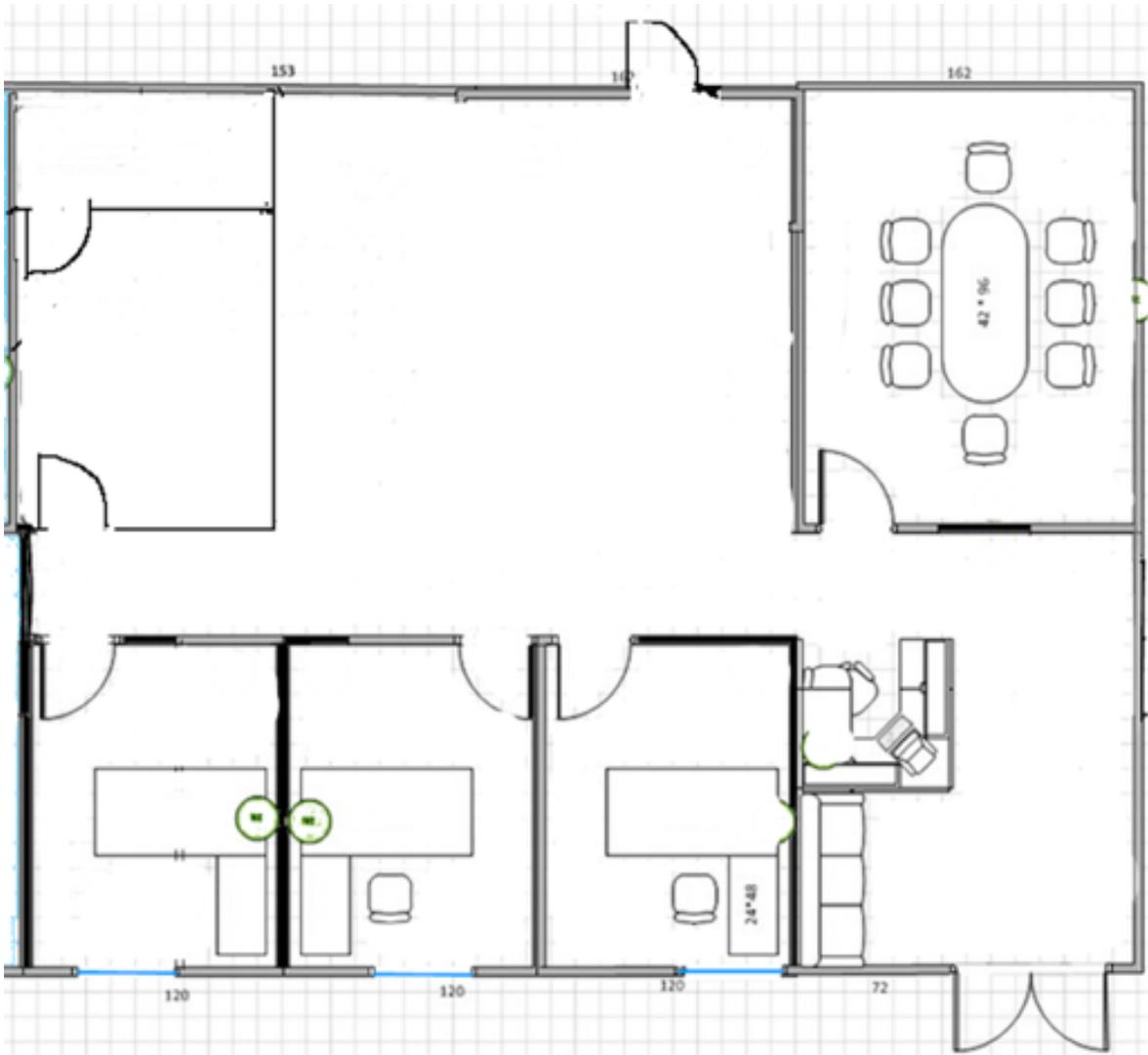
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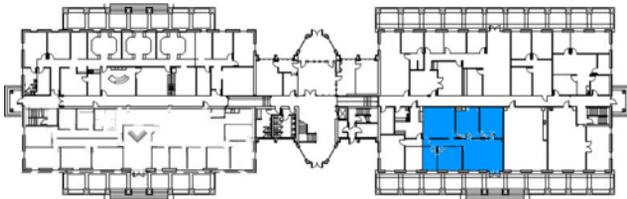
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Suite 120 – 1,817 sf



First Floor

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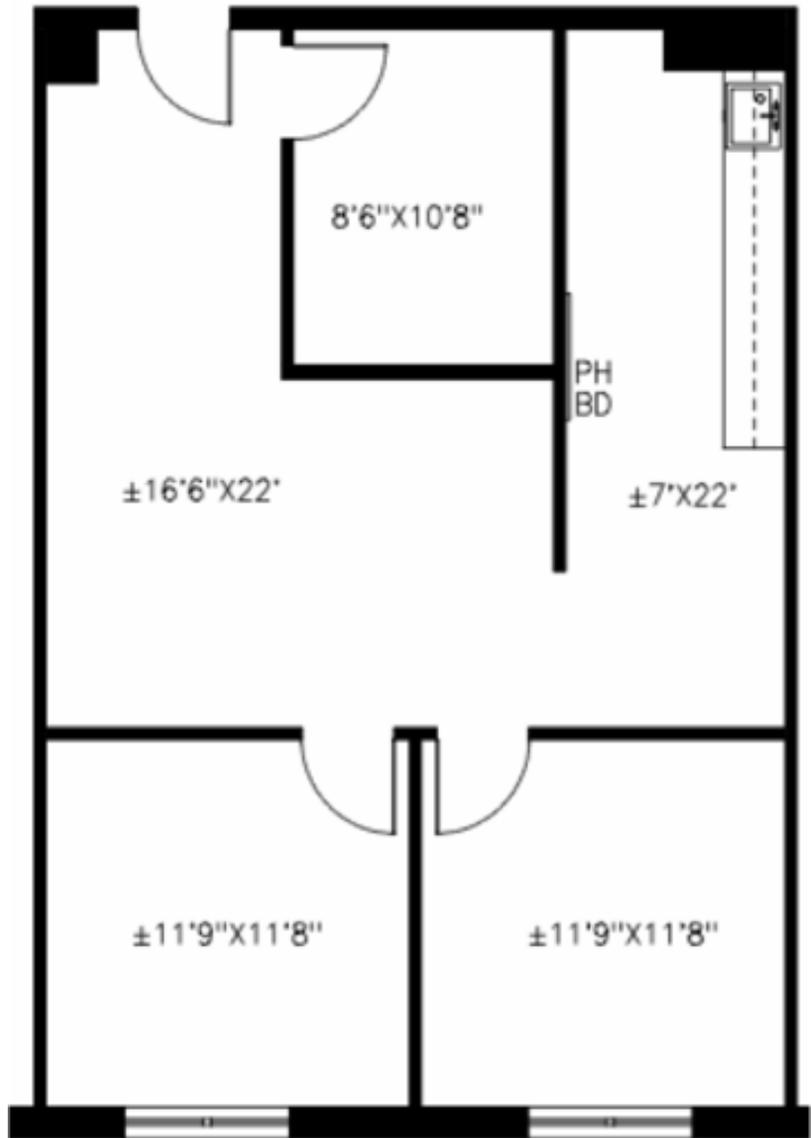
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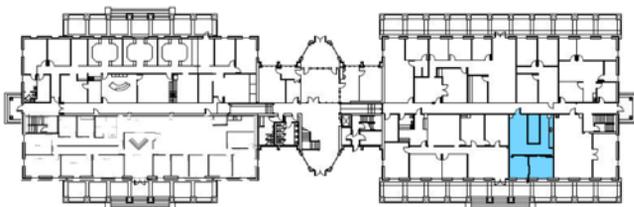
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Suite 124 – 1,054 sf
3 small offices,
open area with
breakroom
Image shown is
approximate
configuration



First Floor

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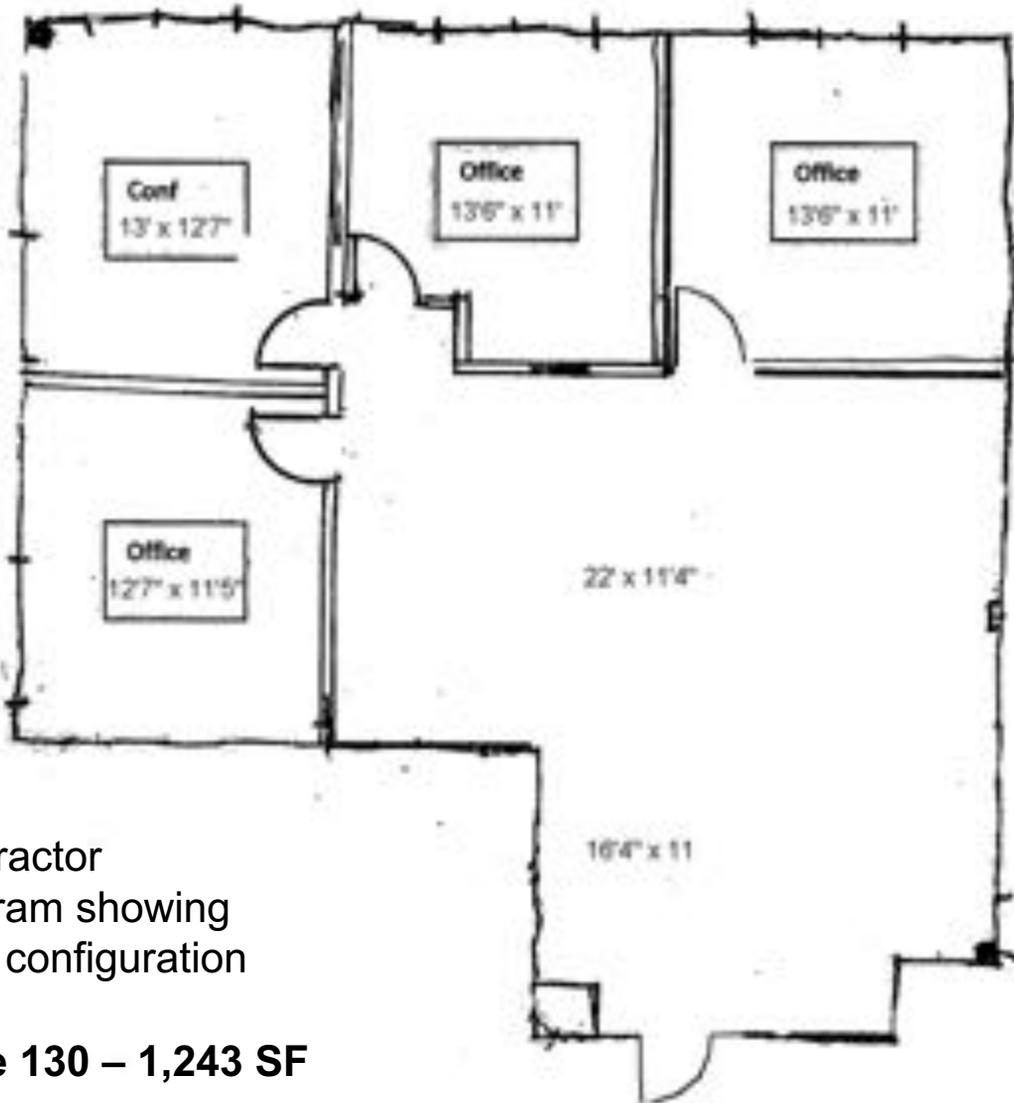
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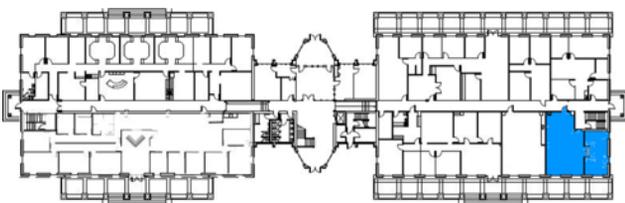
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Contractor
Diagram showing
spec configuration

Suite 130 – 1,243 SF



First Floor

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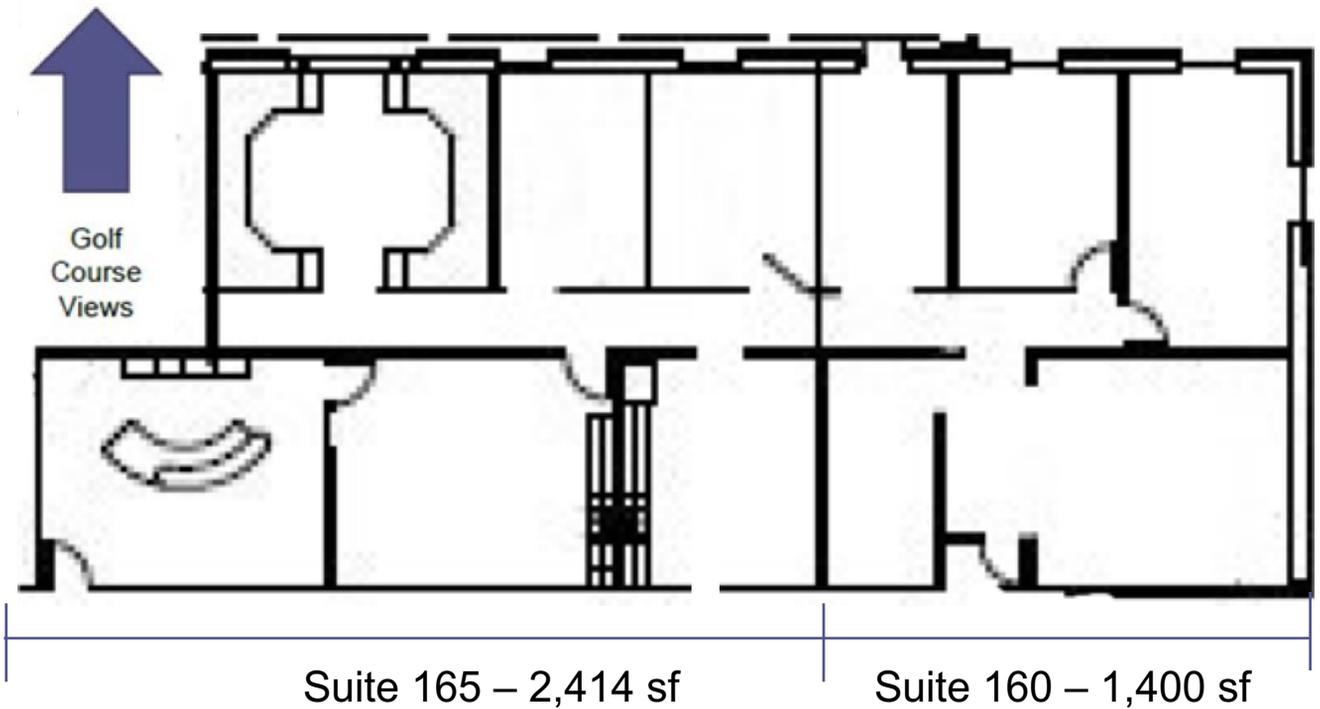
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Combined 3,814 sf

Impressive space at the lobby entrance to the building. The space overlooking the Las Colinas Country Club Golf Course Hole #3.



First Floor

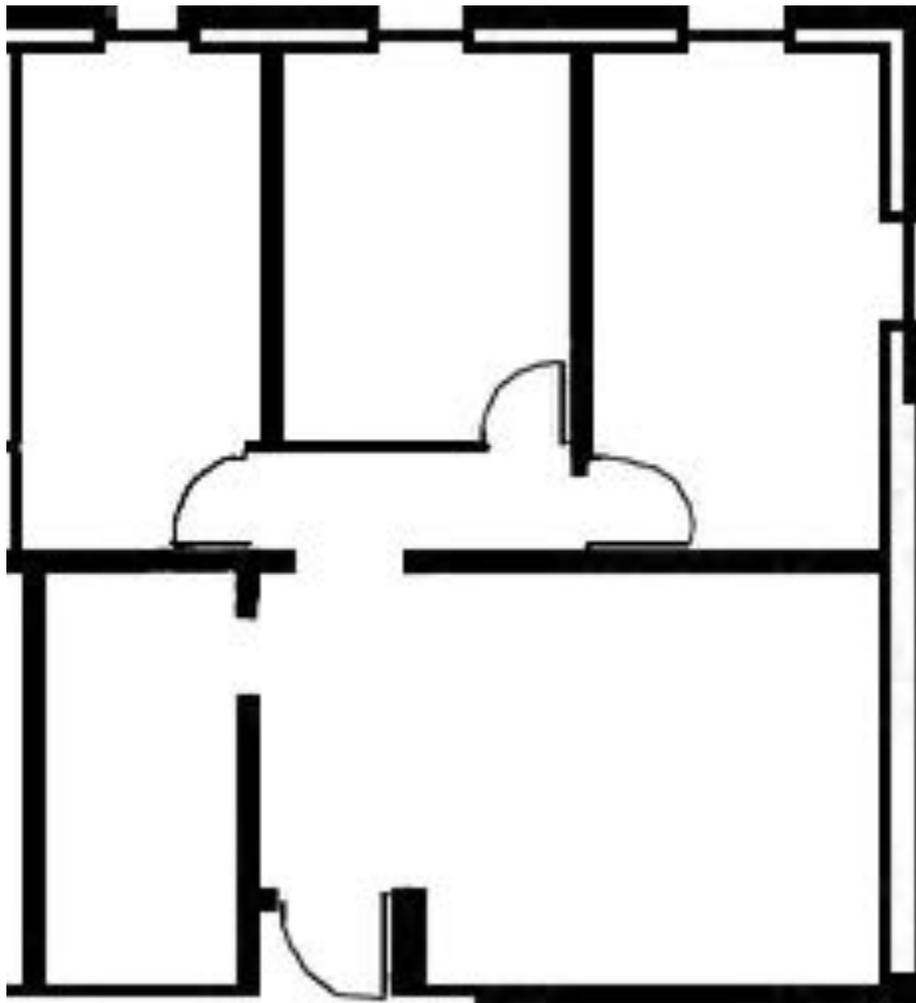
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Golf
Course
Views



Suite 160 – 1,400 sf

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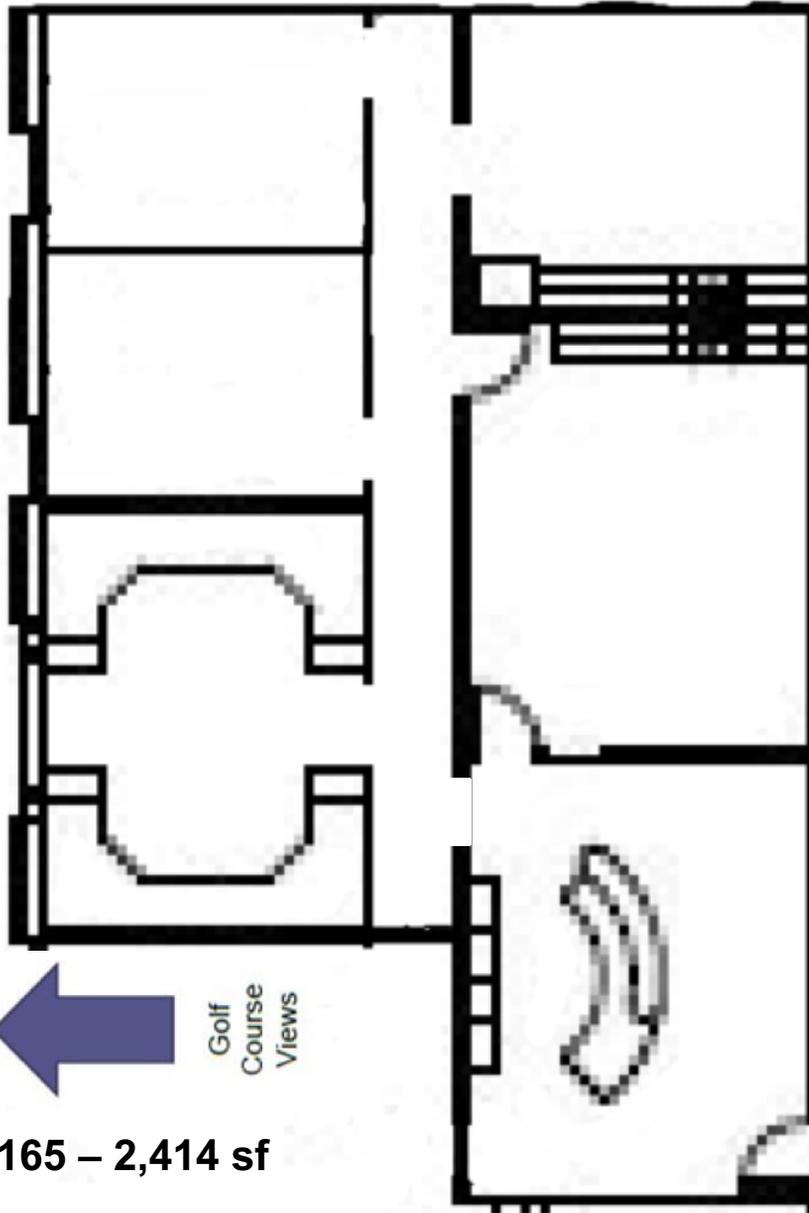
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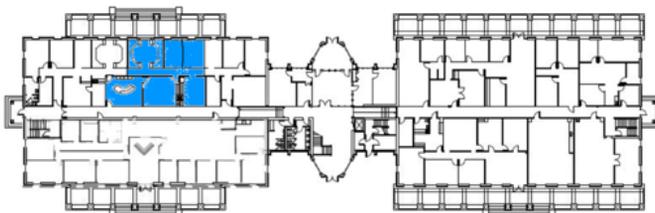


Suite 165 – 2,414 sf

Golf Course Views

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Michael Huge, CCIM
Mike@HugeREA.com
(469) 759-0212



First Floor

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Suite 130 – 1,243 SF



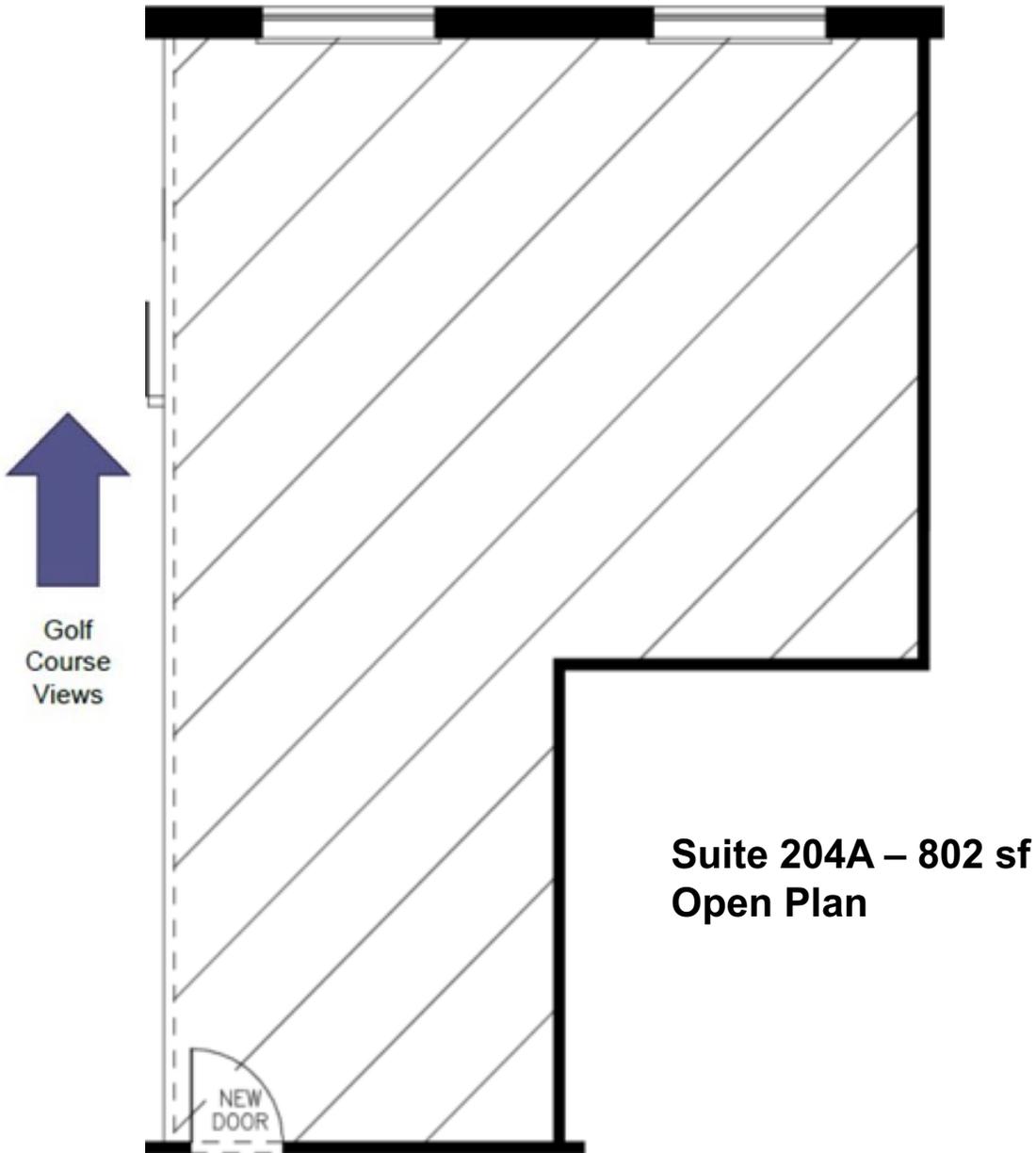
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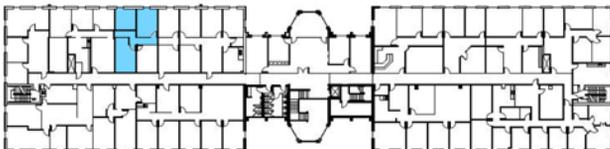
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**Suite 204A – 802 sf
Open Plan**



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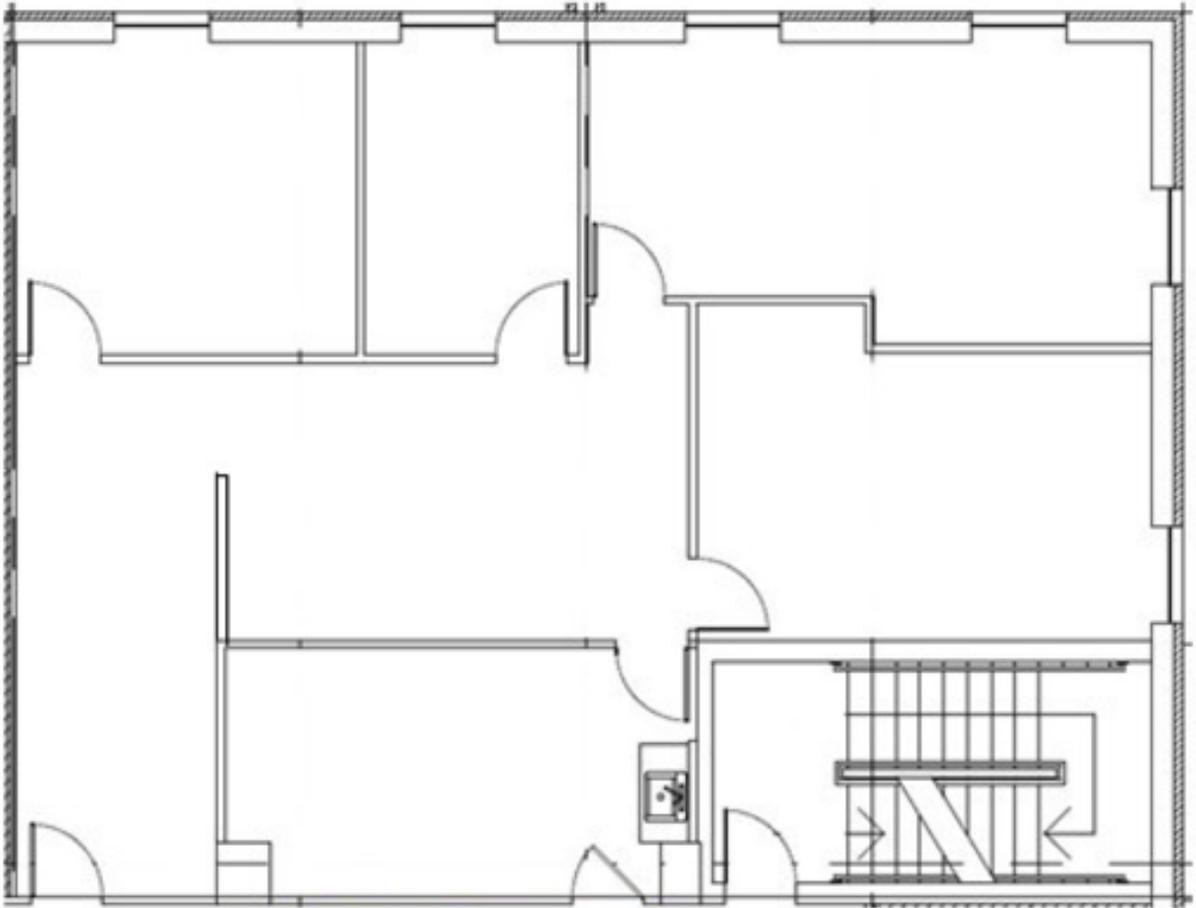
Mike@HugeREA.com

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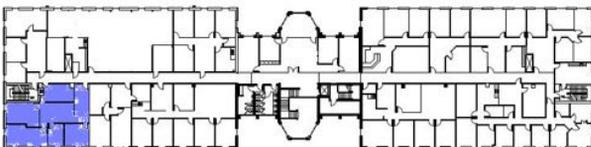
Suite 210 – 1,753 sf

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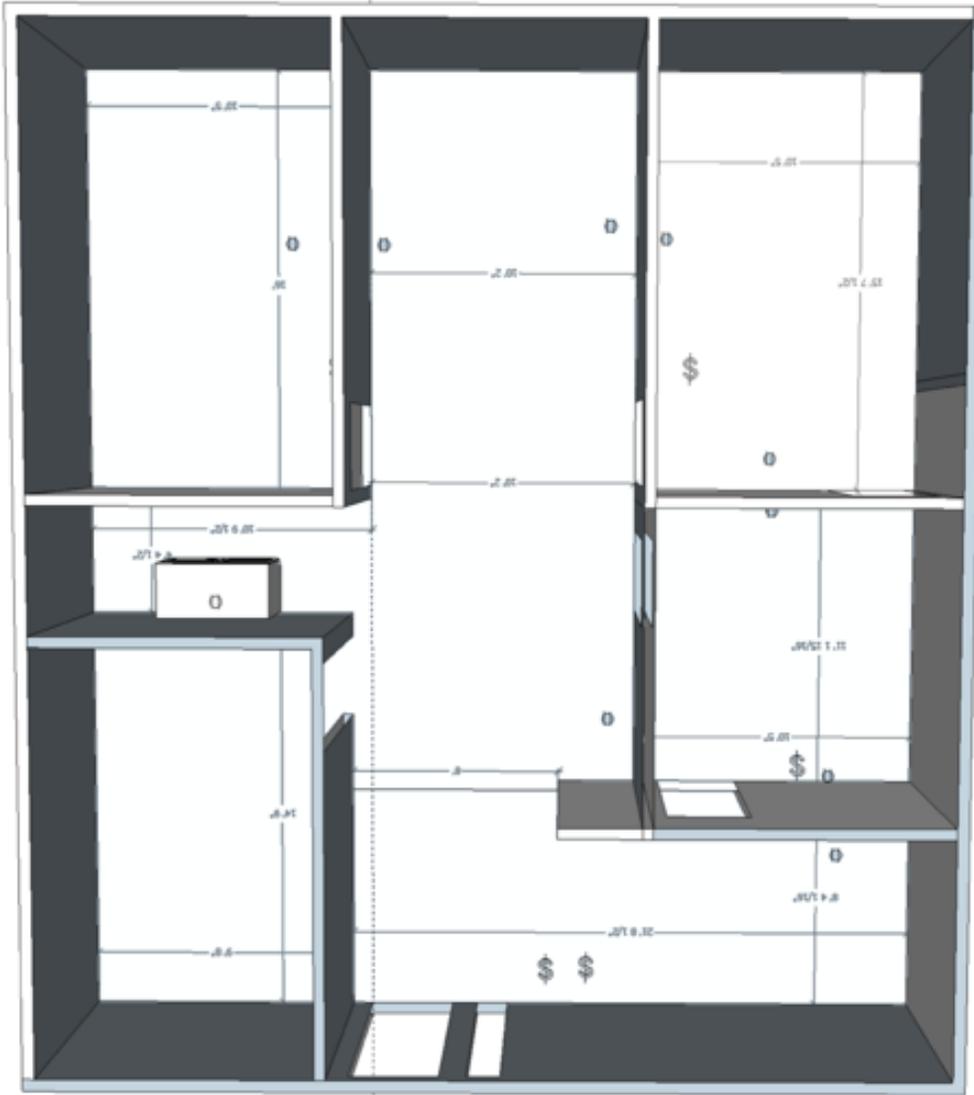
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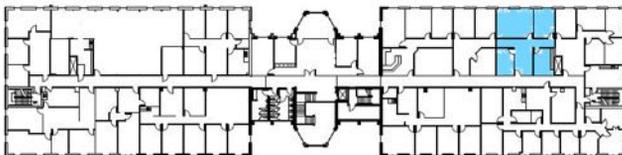
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580 Decker Drive
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Golf Course Views

Suite 270
1,305 sf



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NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Time has expired all real estate licenses to give the following information about brokerage services to prospective buyers, owners, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a colporteur represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a colporteur by accepting an offer of colportage from the listing broker. A colporteur may work in a different real estate office. A listing broker or colporteur can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because the owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker's fee, as compensation for or satisfaction of, or both the broker's obligation as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary is a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information concerns injuries to the residents of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You lose the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not automatically establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee admits that you acknowledge receipt of this information about brokerage services for the licensee's records.

Michael Huge d/b/a/ Huge Real Estate Advisors

Real Estate Broker/Colporteur

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Licensees are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12088, Austin, Texas 78712-0208 or call 732-460-1960.