



FOUNDRY
COMMERCIAL

IRVING, TEXAS

8600 FREEPORT PARKWAY

UP TO 25,000 RSF CONTIGUOUS AVAILABLE FOR LEASE

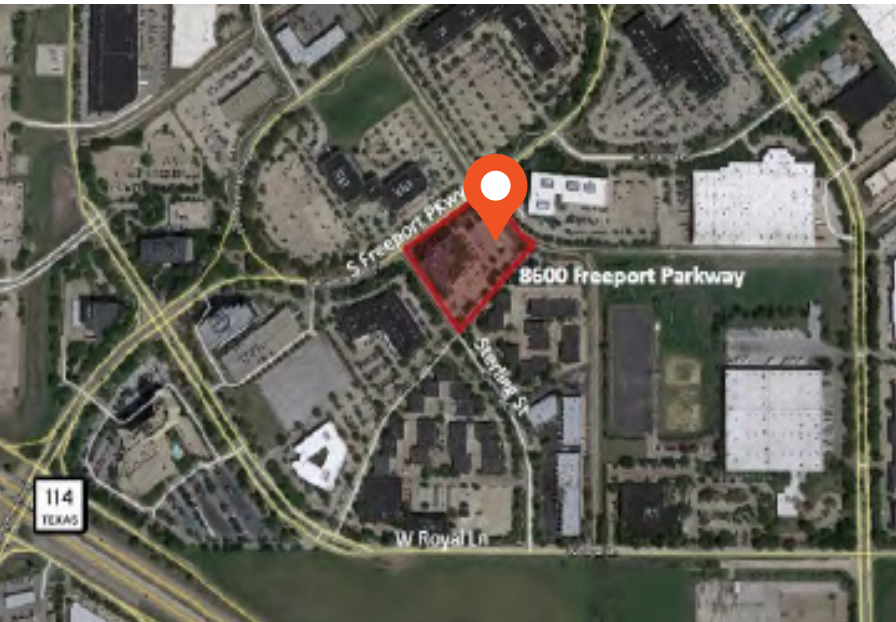


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PROPERTY FEATURES

- 4-story building
- Flexible Terms
- Key card controlled
- Free parking; Ratio 4.00 / 1,000 SF
- Quick access to DFW, Hwy 114, Hwy 121, & LBJ Fwy
- Minutes from DFW Airport
- Located in dynamic Freeport submarket



FOR MORE INFORMATION, PLEASE CONTACT:

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BUILDING SPECIFICATIONS

BUILDING SIZE	57,094 SF
TOTAL AVAILABLE	Up to 25,000 SF
SPACES	1,631 - 14,413 SF
FULL SERVICE RATE	\$15.00 - \$17.00 / SF
PARKING SPACES	198
YEAR BUILT	1982, Renovated in 2022
BUILDING HEIGHT	4 Stories
BUILDING CLASS	B

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PROPERTY FEATURES

- Recently renovated; key card controlled
- Minutes from DFW Airport with quick access to Hwy 114, Hwy 121, and LBJ Fwy
- Office in Dynamic Freeport Submarket with range of suite sizes available for every need
- Nearby amenities and attractions - Irving Convention Center, Toyota Music Factory, Las Colinas Country Club, Gaylord Texas Resort

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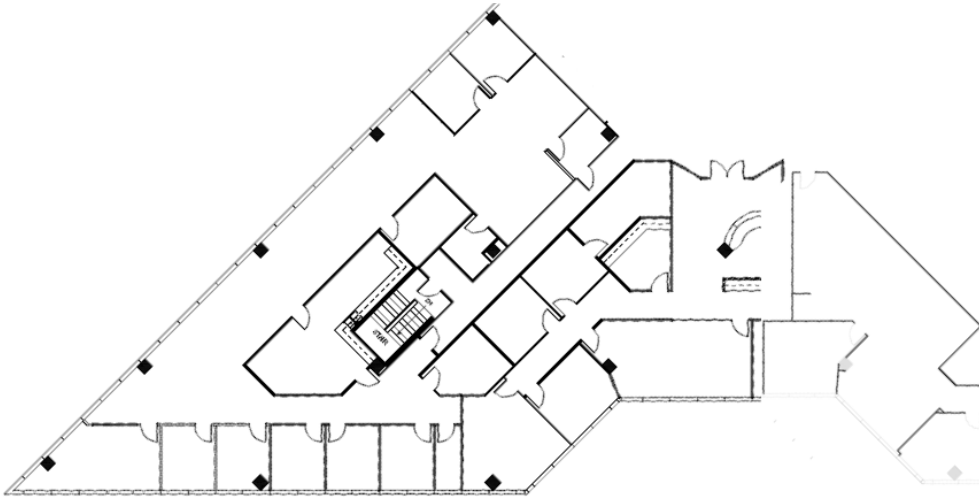
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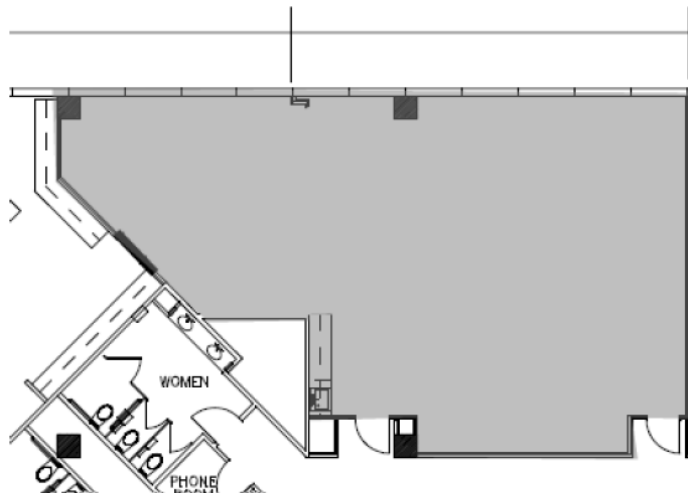
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FLOOR PLANS

SUITE 400 & 450 | 9,143 RSF



SUITE 430 | 1,633 RSF



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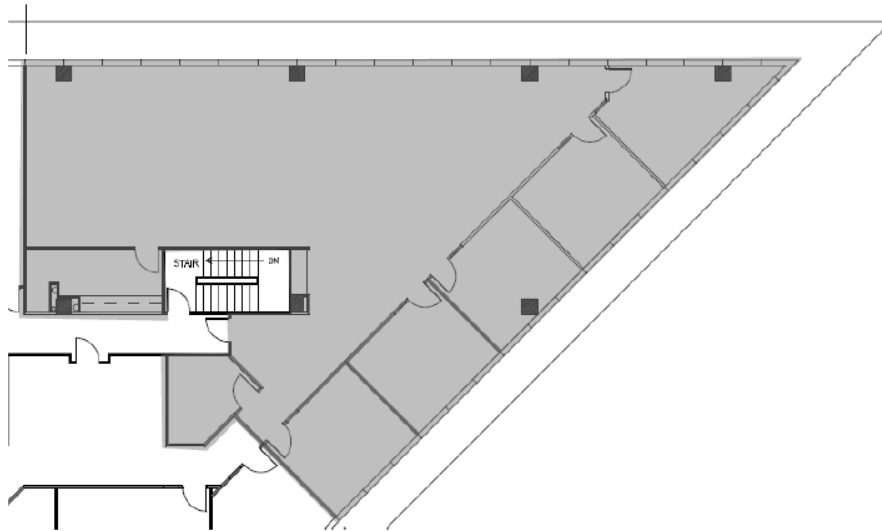
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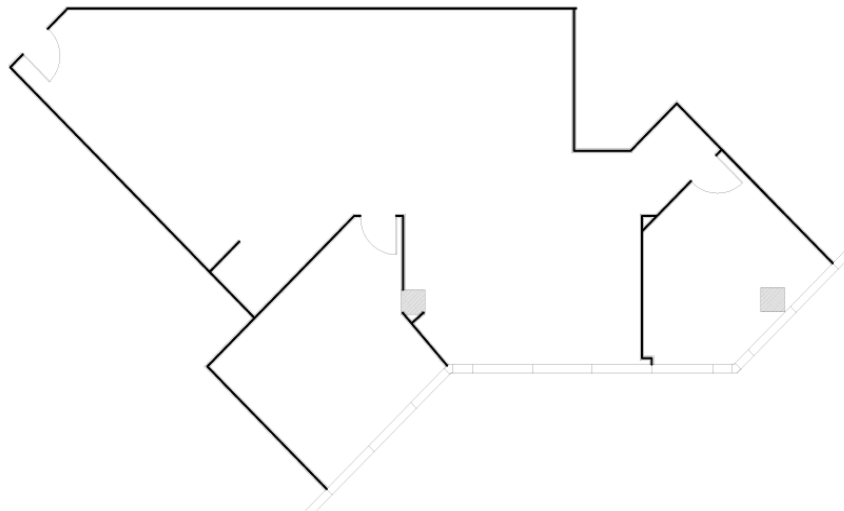
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FLOOR PLANS

SUITE 440 | 3,637 RSF



SUITE 450 | 1,994 RSF



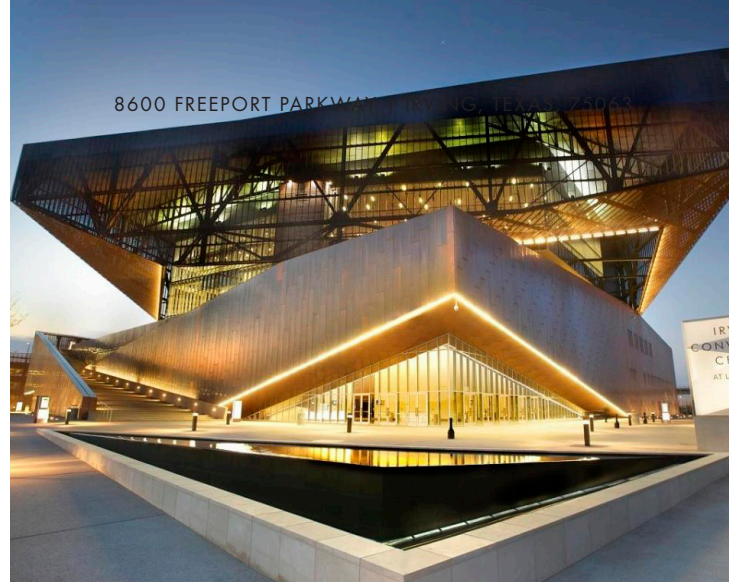
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PHOTOS



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DEMOGRAPHICS

1 MILE RADIUS

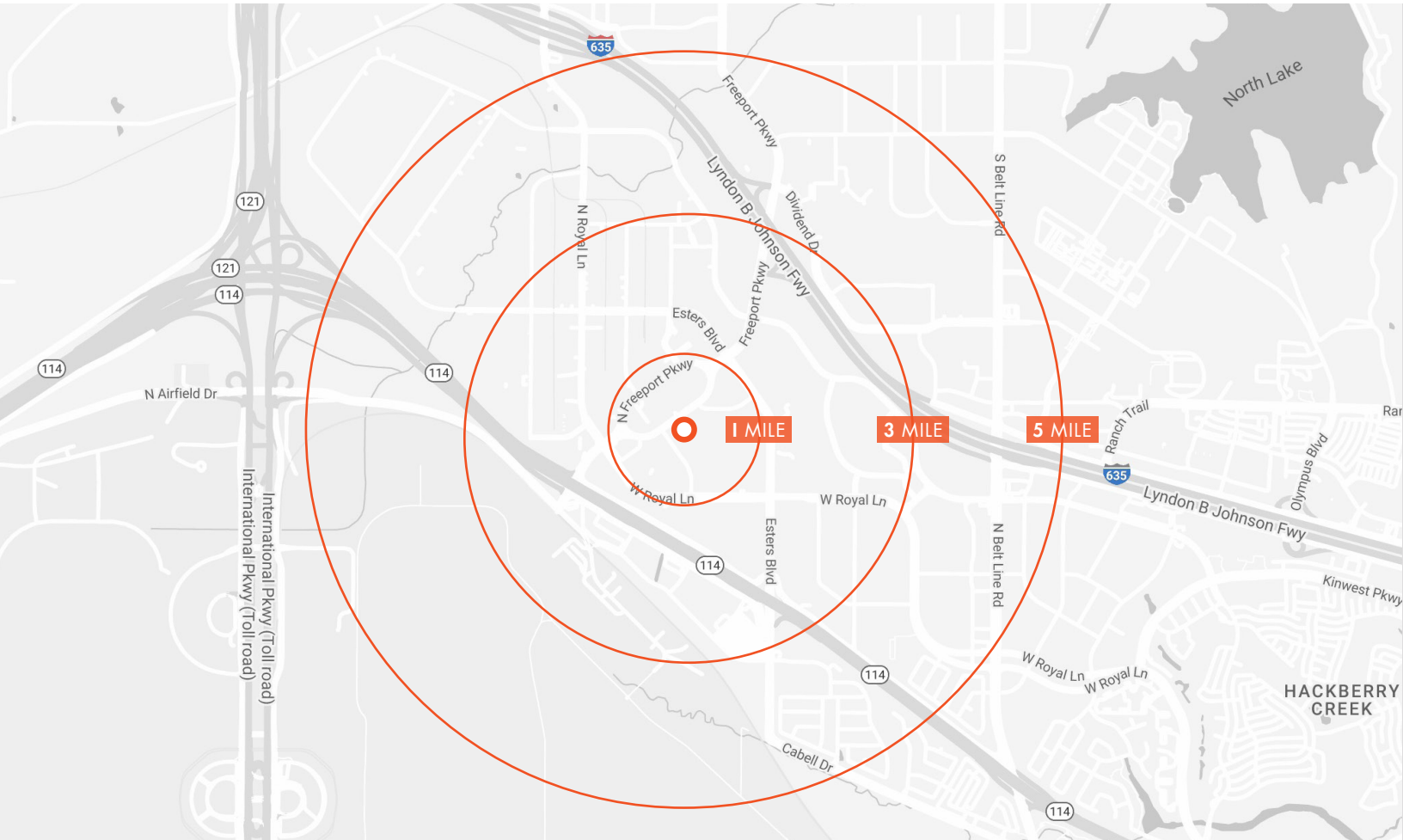
- 96 ESTIMATED POPULATION 2022
- 35.1 AVERAGE AGE
- \$153,032 MEDIAN HOME VALUE 2022
- 17,851 TOTAL EMPLOYEES
- \$126,462 AVG HOUSEHOLD INCOME

3 MILE RADIUS

- 24,398 ESTIMATED POPULATION 2022
- 35.9 AVERAGE AGE
- \$134,641 MEDIAN HOME VALUE 2022
- 78,764 TOTAL EMPLOYEES
- \$141,865 AVG HOUSEHOLD INCOME

5 MILE RADIUS

- 164,488 ESTIMATED POPULATION 2022
- 33.9 AVERAGE AGE
- \$98,012 MEDIAN HOME VALUE 2022
- 174,201 TOTAL EMPLOYEES
- \$117,345 AVG HOUSEHOLD INCOME



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