



**AVAILABLE FOR
SALE OR LEASE**

Freeport Business Center III

58,380 SF CLASS A OFFICE SPACE AVAILABLE

8550 Freeport Pkwy
Irving, Texas 75063
Dallas County



Freeport Business Center III

BUILDING FEATURES

- **58,380 SF Office/Flex/Lab Space Available immediately for Sale or Lease**
- **Building Size:** 58,380 SF, Single-Story
- **Year Built:** 1999
- **Parking Ratio:** 4.8 per 1,000 SF, including 18 high-end covered car ports
- **Floor Plate Size:** 58,380 SF
- **Building Access:** 24-hour key card access
- **Clear Height:** 14' - 16'
- **Heavy Power:** 3-phase, 4-wire, 480-volt, 1,500-amp Power Service, with the ability to significantly increase capacity (contact broker)
- Full-service Café located within walking distance at Freeport Business Center II (8710 Freeport Pky), under same Ownership
- Building Signage & Monument Signage Available
- 5-minute Driving Distance to DFW International Airport
- Less than 1 minute to Highway 114 and I-635
- Spectrum Model #500DS4 Back-Up Generator On-Site (510 kW Capacity) with 1,000-gal Diesel Fuel Tank
- Ability to add grade-level loading



● LEASABLE SPACE

● RESTROOMS / MECHNICAL AREAS

Freeport Business Center III - 58,380 SF Available



Freeport Business Center III - 58,380 SF Available

Restaurants

1. Zeppole Italian
2. Old Hickory Steakhouse
3. Ring of Honor Kitchen
4. Dimassi's Mediterranean
5. Hard Eight BBQ
6. Twisted Root Burger Co.
7. George | Coffee
8. Flying Fish
9. Eno's Pizza Tavern
10. Flying Saucer
11. Rodeo Goat
12. First Watch
13. Dunkin
14. Panera Bread
15. Yummy Thai
16. Whataburger
17. Chipotle
18. Bread Zeppelin
19. Desi Adda
20. McDonald's
21. McAlister's Deli
22. Jimmy John's
23. Starbucks
24. Jam + Toast
25. Chicken Salad Chick
26. Slim Chickens
27. Mexican Sugar
28. Whiskey Cake
29. Lupe Tortilla
30. Texas Roadhouse
31. Sonic
32. Chili's
33. Buffalo Wild Wings
34. Boston's
35. IHOP
36. Raising Cane's
37. Jason's Deli
38. Cheddar's
39. Lambert's Ristorante
40. Chick-fil-A
41. Saltgrass Steakhouse
42. Torchy's Tacos
43. Nekter Juice Bar
44. Freebirds Wold Burrito
45. Corner Bakery
46. Original ChopShop
47. Shake Shack
48. Modern Market Eatery
49. CAVA
50. Pie Five Pxxizza
51. In-N-Out Burger
52. La Madeline
53. Five Guys
54. Taco Cabana
55. Gipsy Lime
56. Siena Café

Hotels

57. Gaylord Texan Resort
58. Hilton Garden Inn

59. Hilton DFW Lakes
60. Hyatt Place
61. Embassy Suites
62. Courtyard by Marriott
63. Grand Hyatt DFW
64. Hyatt Regency DFW
65. Marriott Airport
66. Homewood Suites
67. Fairfield by Marriott
68. Home2Suites
69. Holiday Inn Express

Retail

75. Grapevine Mills
76. Bass Pro Shops
77. Walgreens

70. Westin Airport
71. DoubleTree by Hilton
72. Sheraton Airport
73. Tru by Hilton
74. Four Points by Sheraton

78. CVS Pharmacy
79. The Home Depot
80. Walmart
81. PetSmart
82. Sam's Club
83. Kohl's
84. Target
85. MacArthur Park
86. Total Wine & More
87. Kroger
88. Whole Foods Market

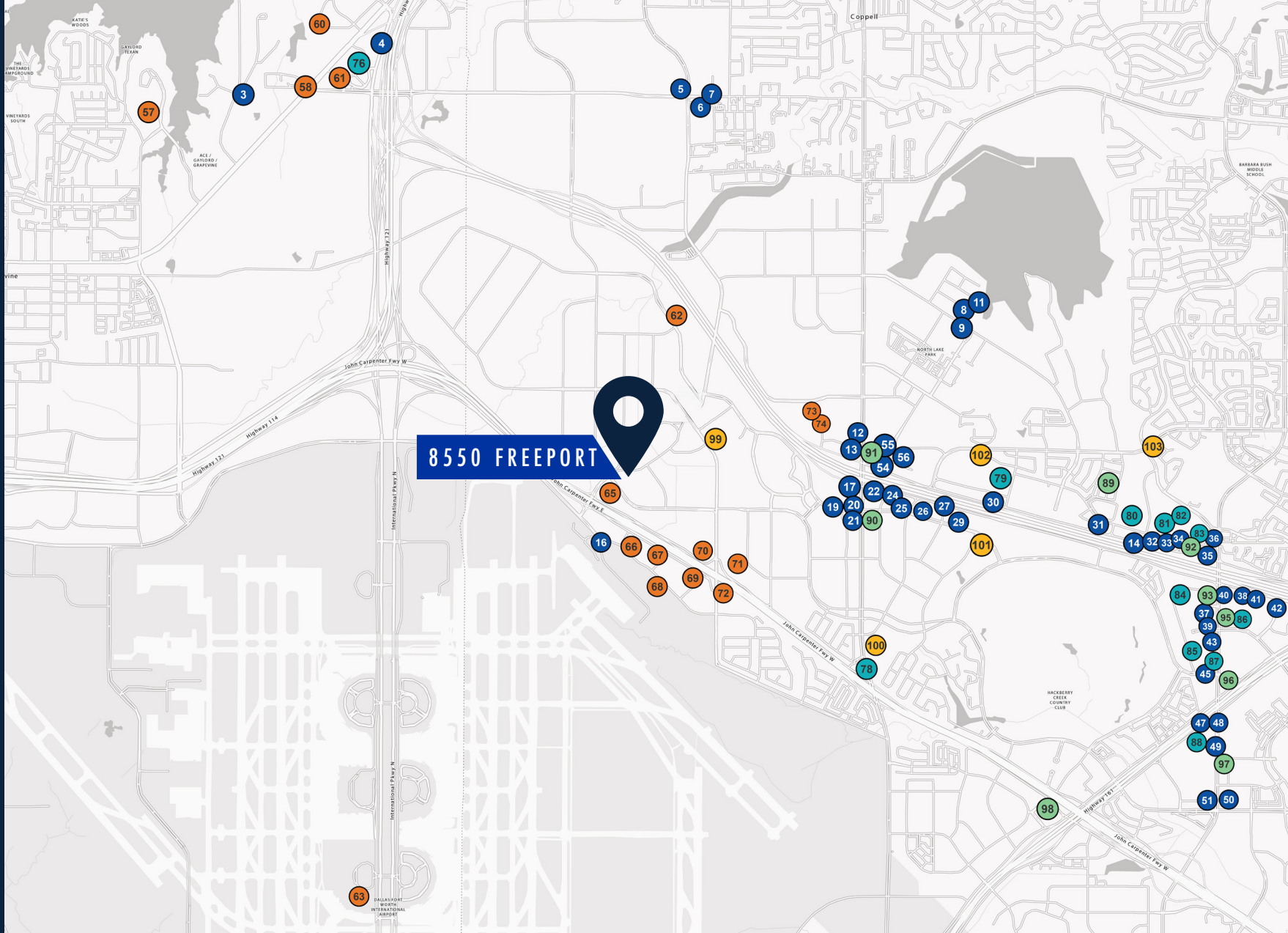
Banks

89. Frost Bank
90. Mobility Credit Union
91. Amegy Bank
92. Wells Fargo Bank
93. Chase Bank
94. PNC Bank
95. Origin Bank
96. Bank of America
97. Truist

98. Great Plains Bank

Daycare

99. The Children's Courtyard
100. iBloom Montessori
101. Kids R Kids
102. Lightbridge Academy
103. Rockbrook Montessori



8550 FREEPORT

OWNED BY



STEVE ALDRICH
817.224.6000

HILLWOOD.COM

LEASED BY



SAM BASS
214.267.0436
sam.bass@streamrealty.com

TIM TERRELL
214.267.0406
tterrell@streamrealty.com

STREAMREALTY.COM