

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 ready suites, AT&T,
Time Warner Cable Business Class
- 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

HUGE

Real Estate Advisors



Colonial Plaza
580 Decker Drive
Irving, TX 75062



Golf Course Views – 3rd Fairway



Monument Signage Available



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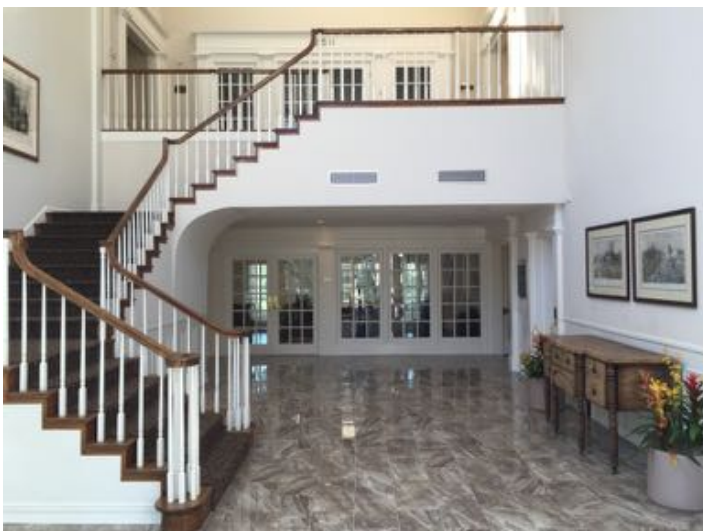
Colonial Plaza
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Covered Parking



Monument Signage
subject to Availability

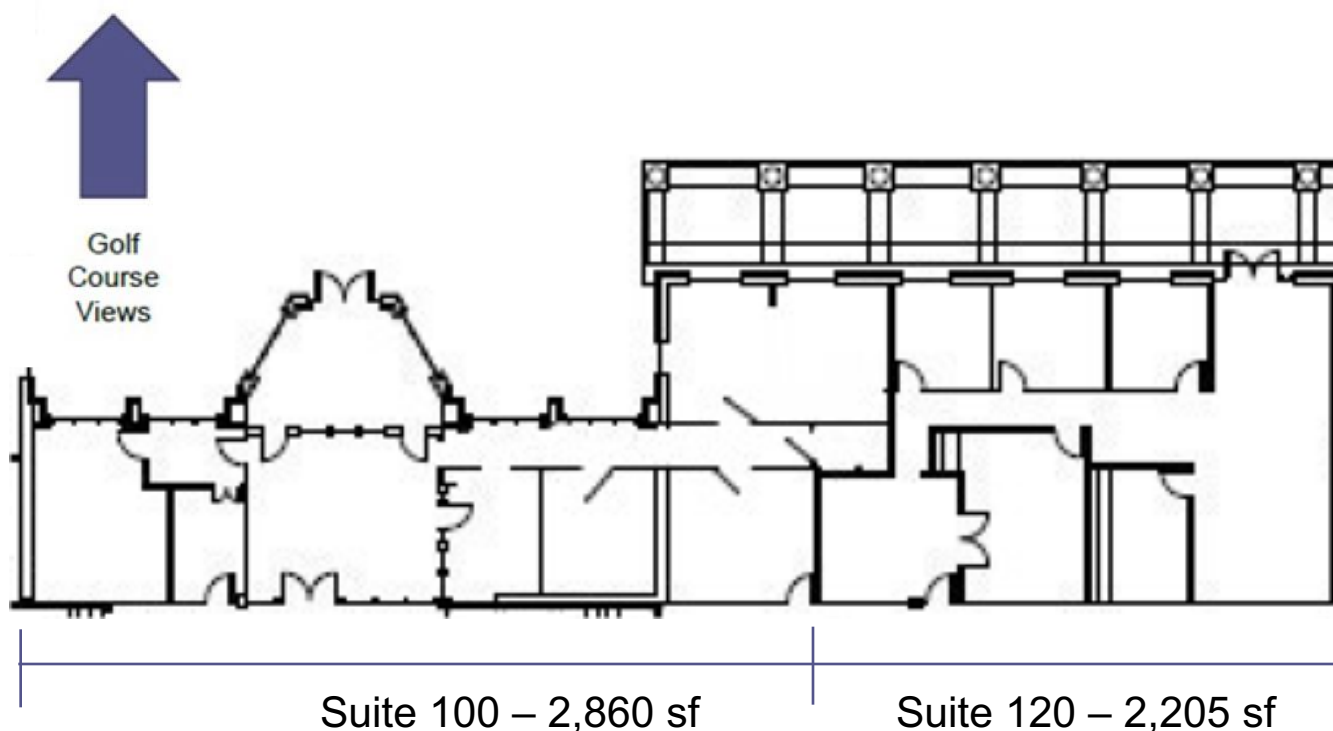


Building Lobby

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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.



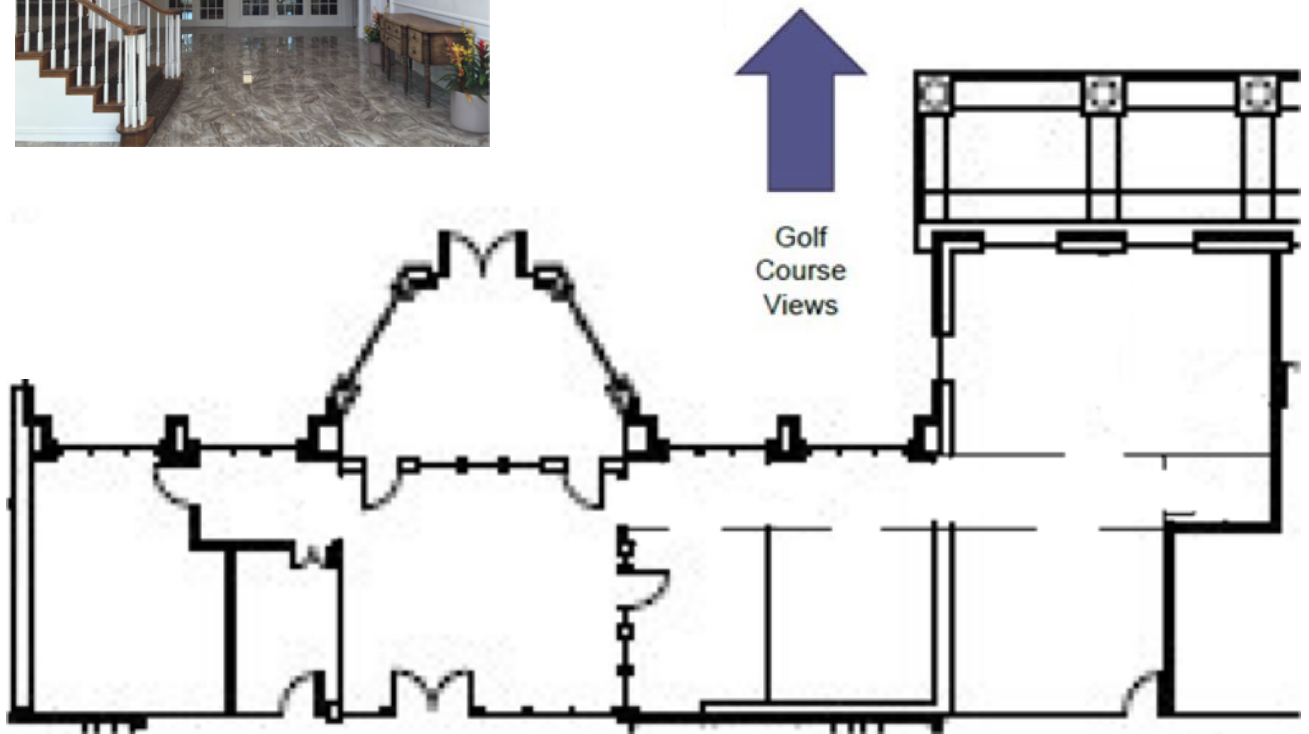
First Floor

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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.



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Interior Photos - Suite 100 – 2,860 sf



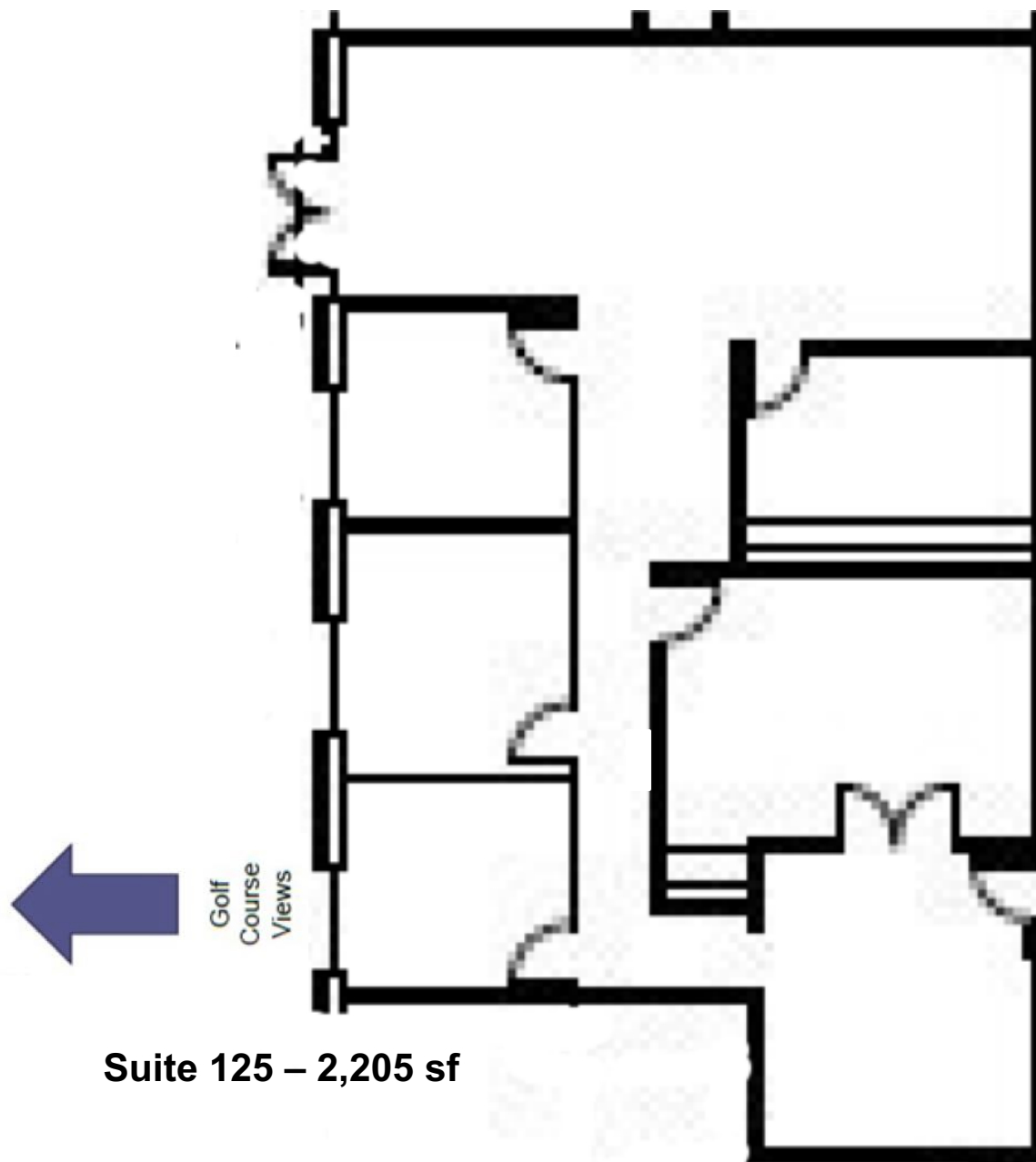
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Suite 125 – 2,205 sf



First Floor

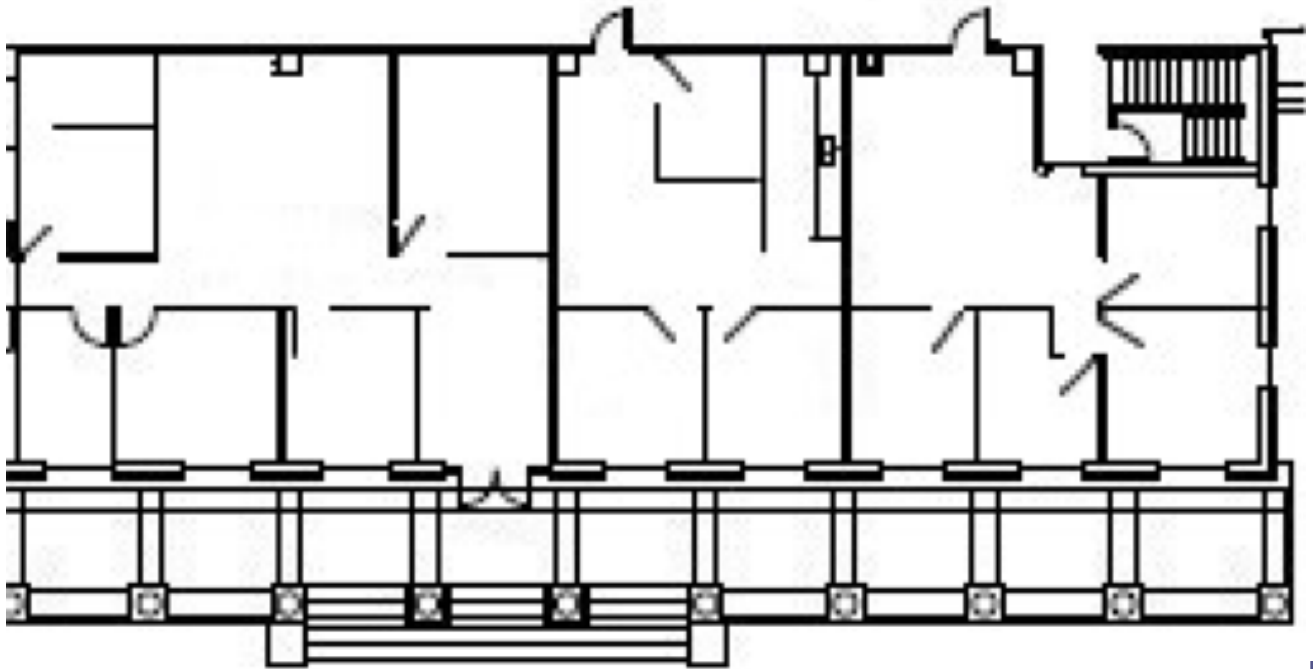
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Suite's 120, 124 & 130 combined – 4,114 sf

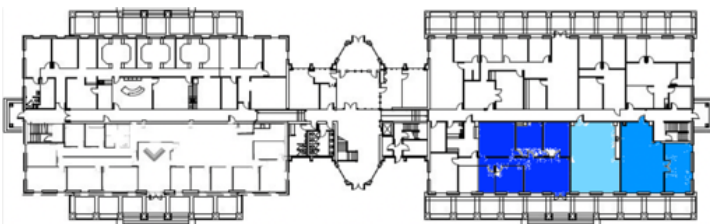


Suite 120 – 1,817 sf

Suite 124
1,054 sf

Suite 130 – 1,243 sf

Combined 4,114 sf



First Floor

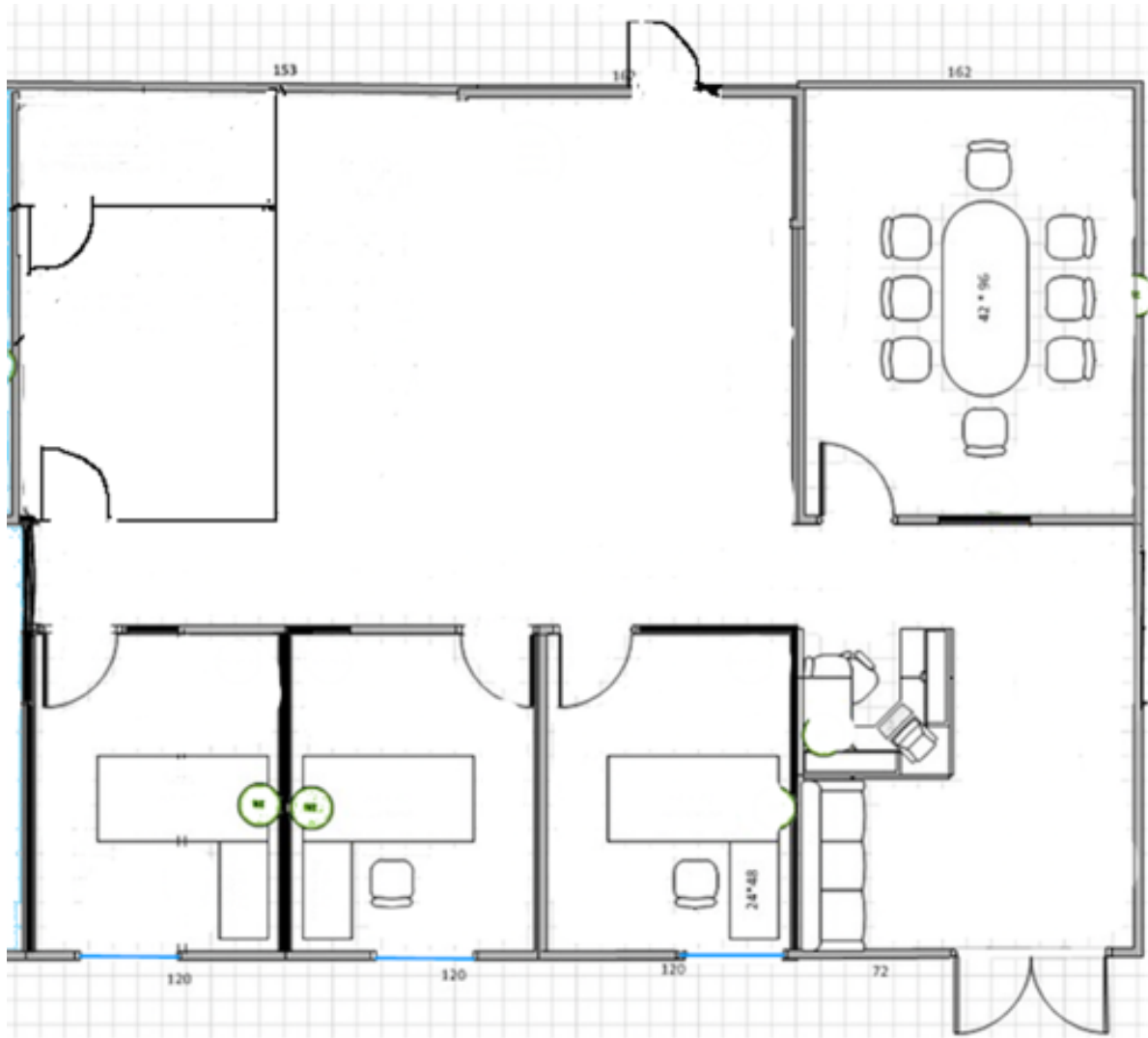
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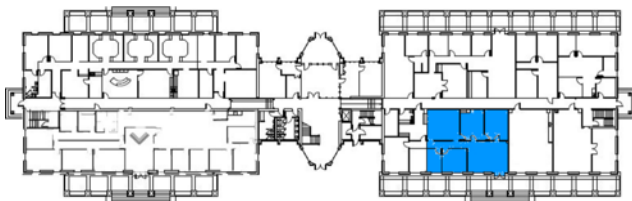
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Suite 120 – 1,817 sf



First Floor

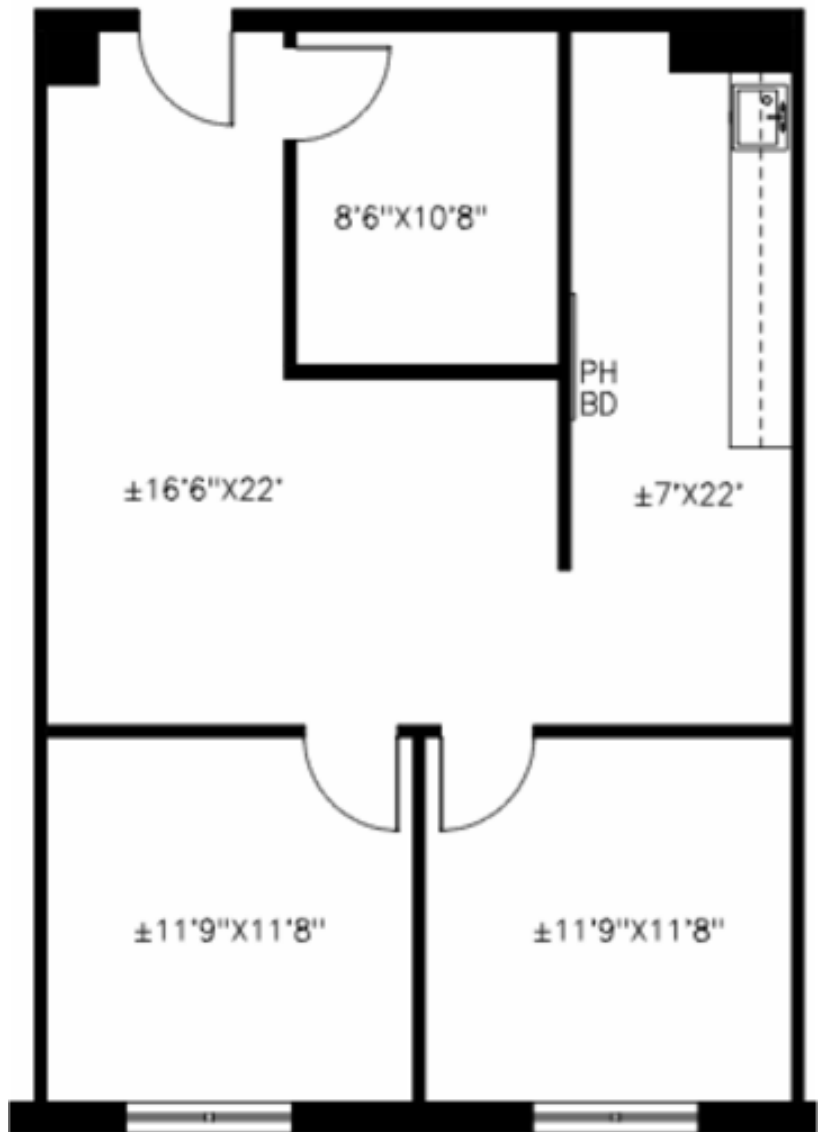
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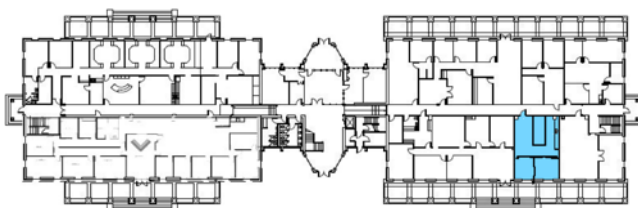
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Suite 124 – 1,054 sf
3 small offices,
open area with
breakroom
Image shown is
approximate
configuration



First Floor

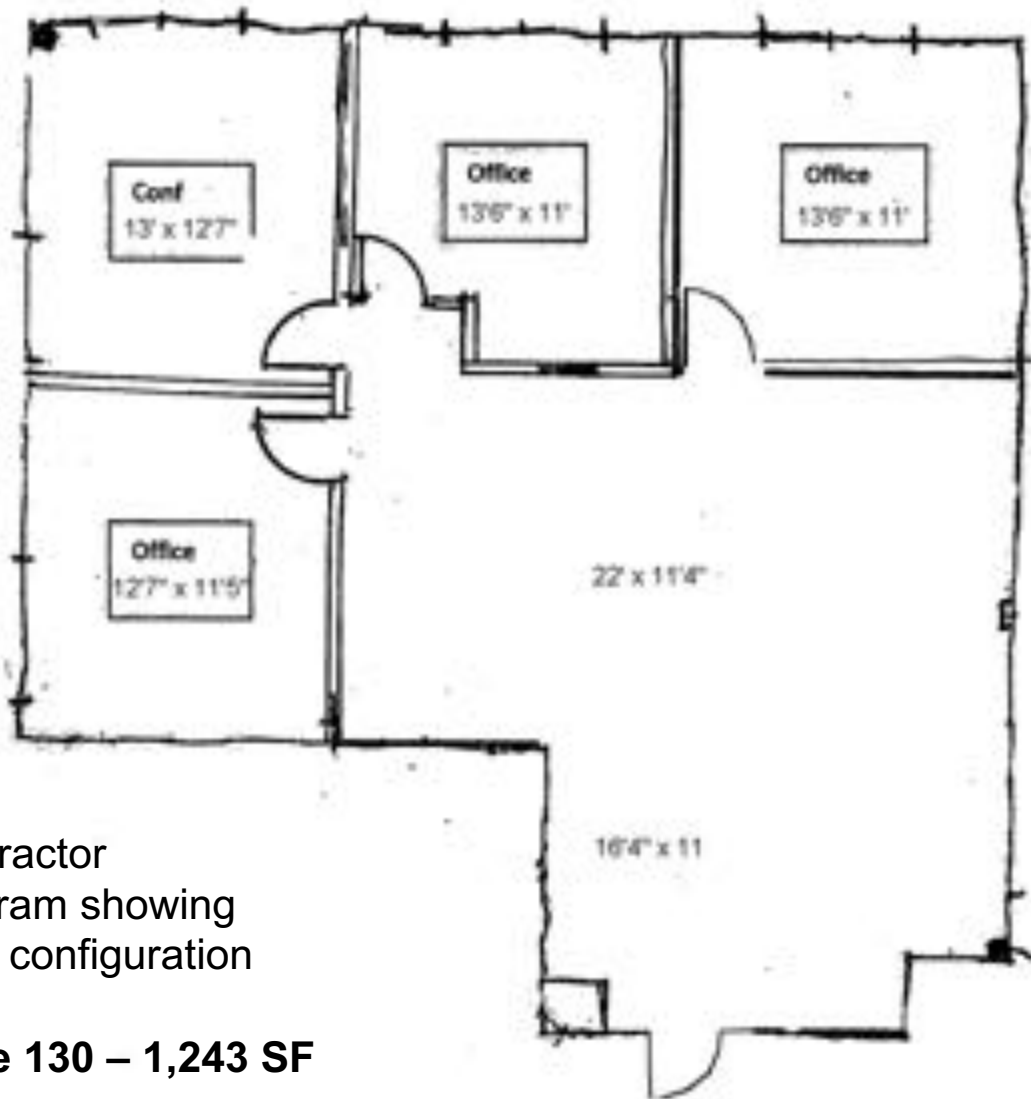
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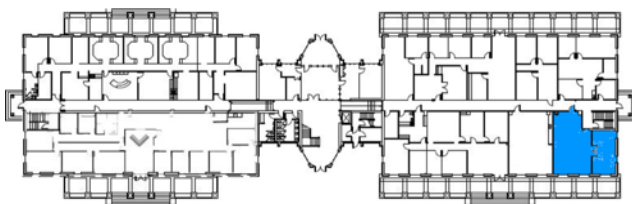
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Contractor
Diagram showing
spec configuration

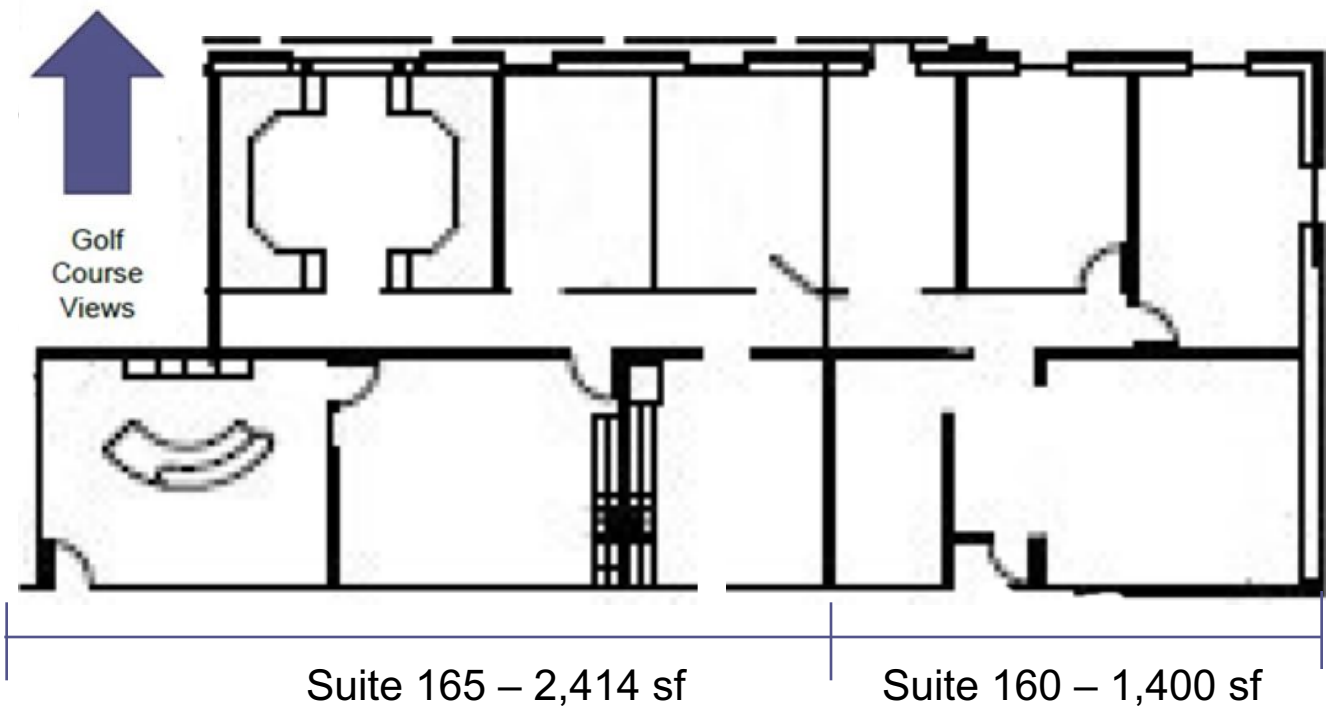
Suite 130 – 1,243 SF



First Floor

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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

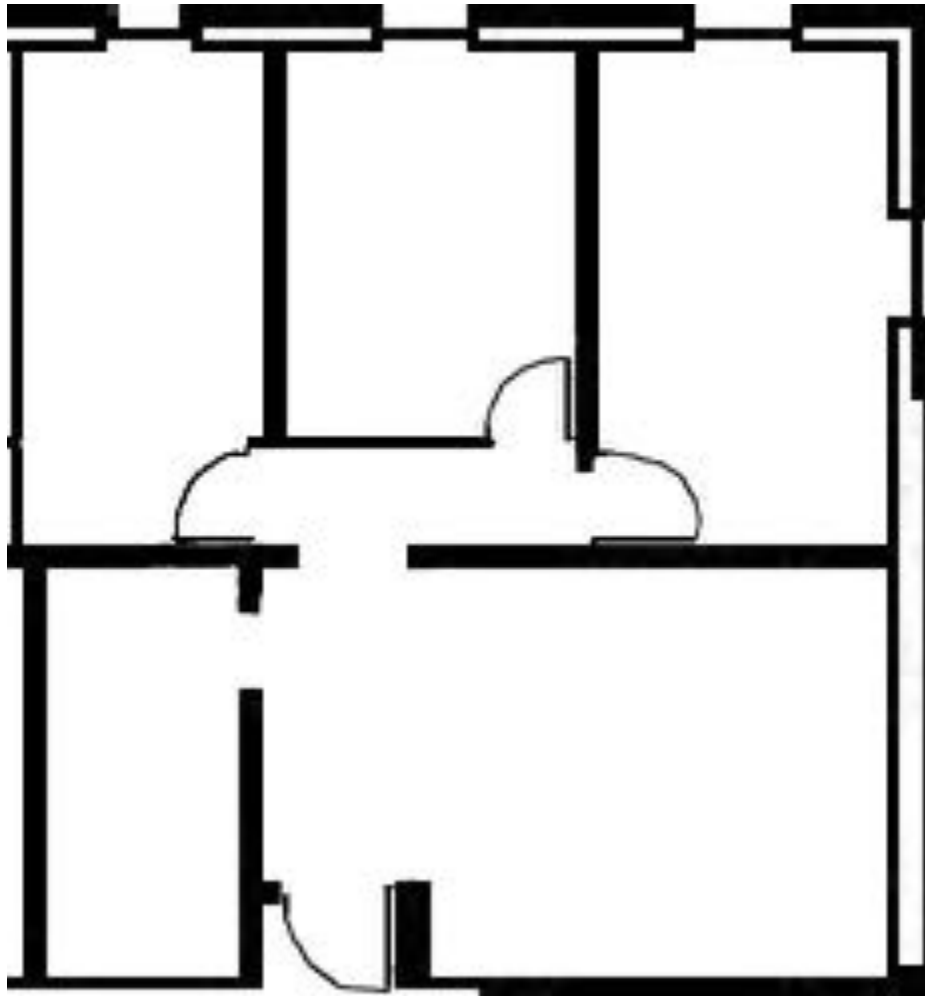
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Golf
Course
Views



Suite 160 – 1,400 sf

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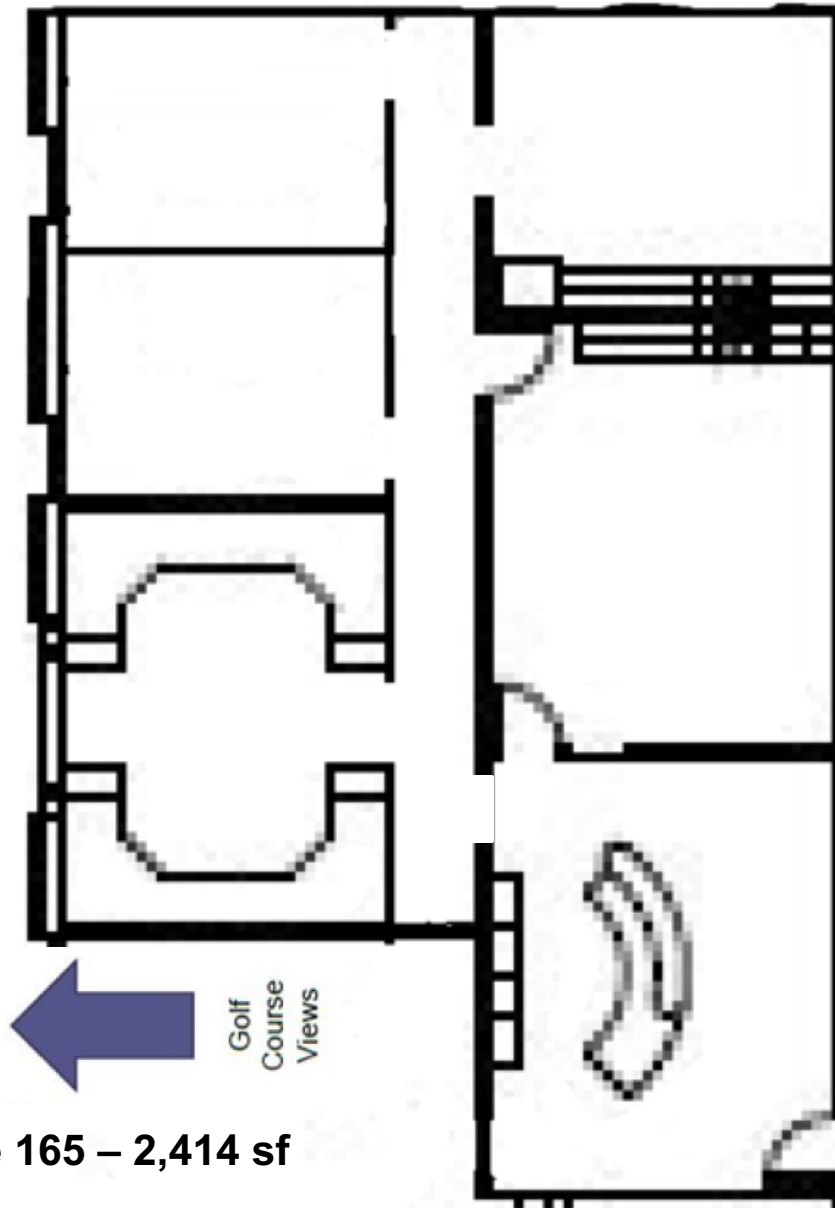
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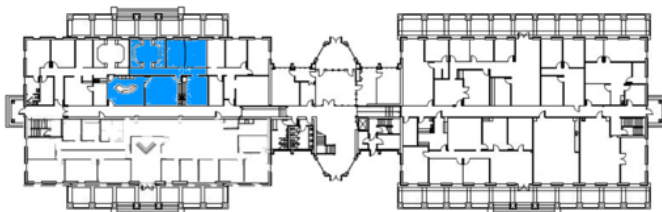
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Suite 165 – 2,414 sf

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First Floor

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Suite 130 – 1,243 SF



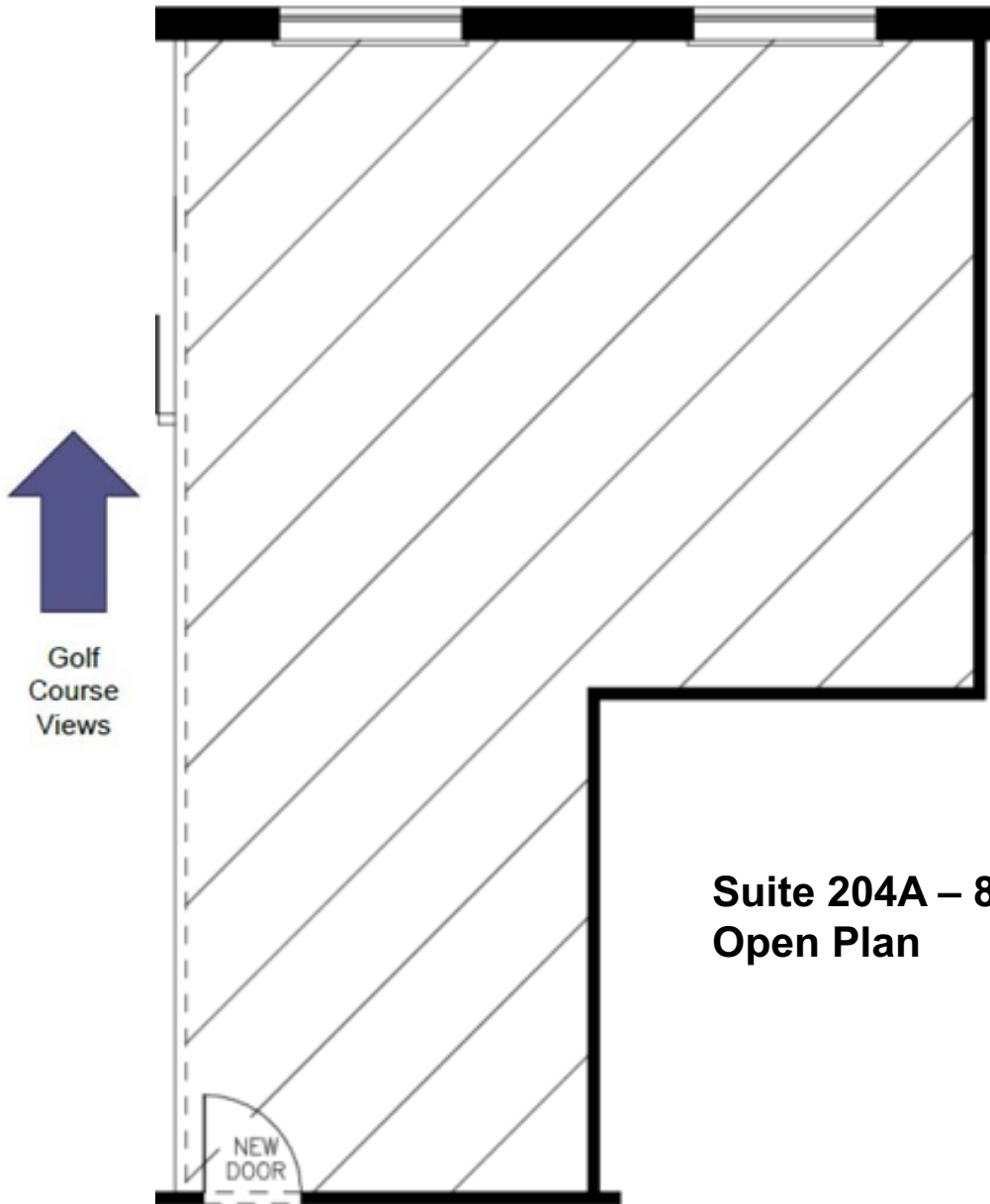
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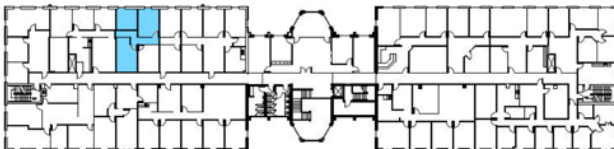
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**Suite 204A – 802 sf
Open Plan**



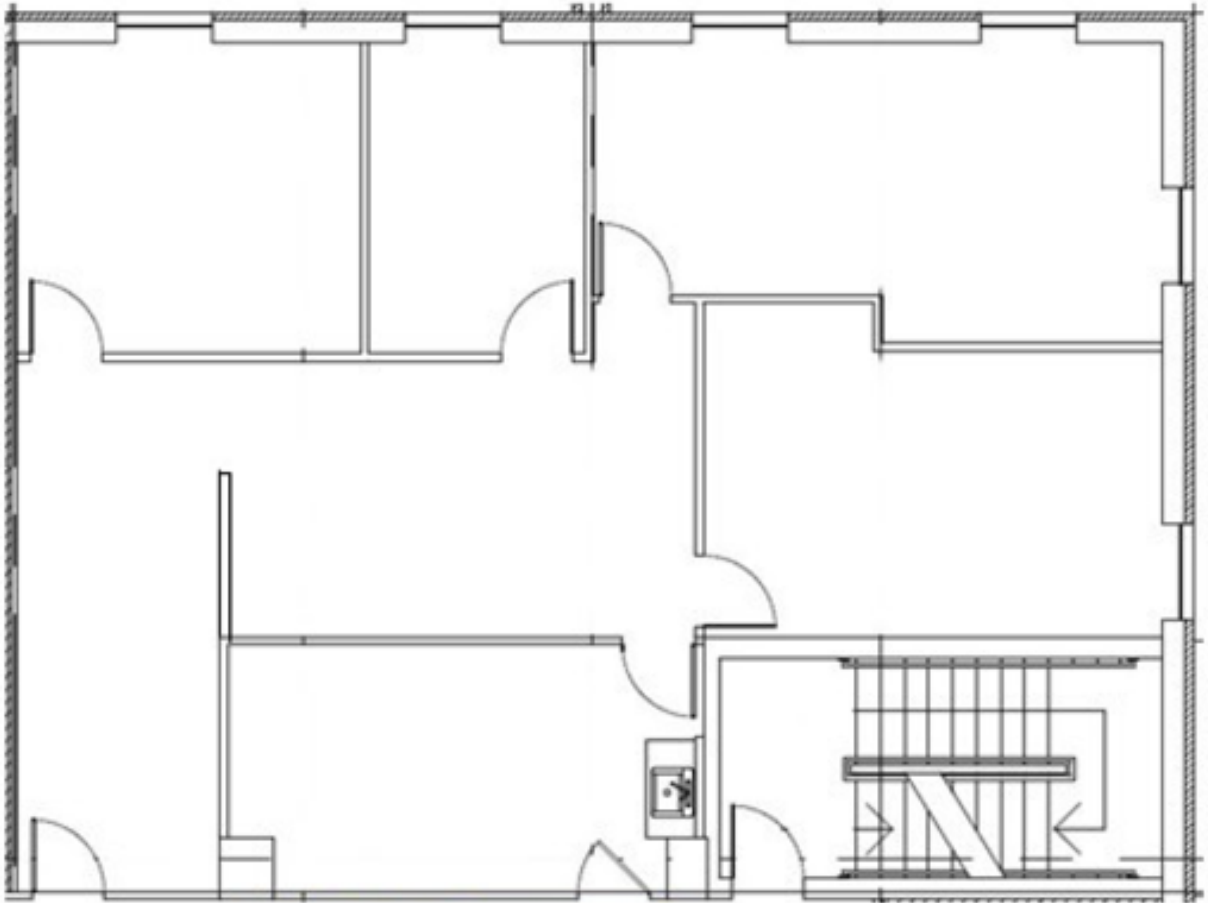
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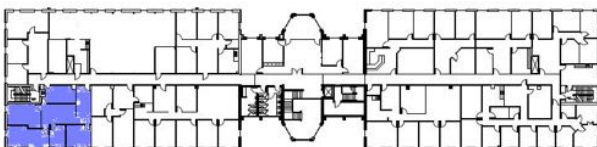
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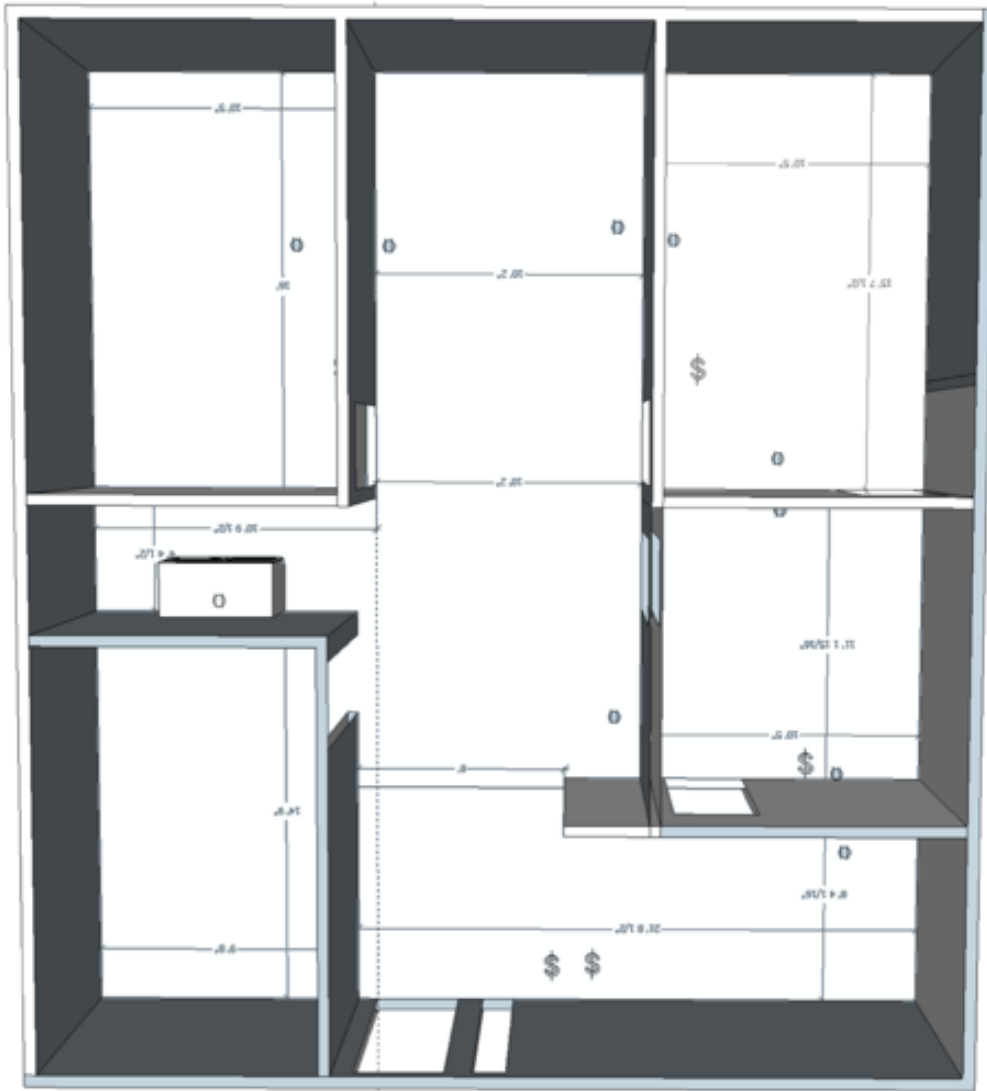
Suite 210 – 1,753 sf

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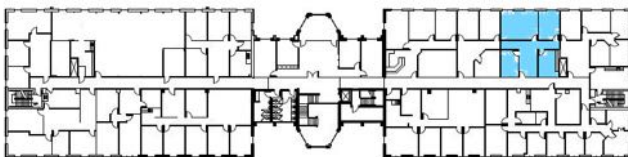


**580 Decker Drive
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Golf Course Views

Suite 270
1,305 sf



For Information Contact:

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Huge Real Estate Advisors

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

These laws require all real estate licensees to give the following information about brokerage services to prospective buyers, sellers, lessees 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 subagent 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 subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent 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.

This is not a contract.

The real estate licensee asks 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/Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate License#

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 12188, Austin, Texas 78711-0188 or call 713 463 1969.