



Yardelle Business Building

227 NE Loop 820, Hurst, TX 76053

Talley
RENTS



Marco Carrera

Talley Rents
227 Loop 820 Blvd, Suite 300, Hurst, TX 76053
marco@yardelle.com
(817) 616-1211

Yardelle Business Building

\$12.50 - \$13.50 /SF/YR

Location: 227 NE Loop 820, Hurst TX 76053
Favored by Tenants and Highly Suitable for any office.
Located across from North East Mall, near DFW Airport.
Spectrum Fast Speed Internet/TV available Or ATT.
Updated central heat / ac unit.
Updated L.E.D lighting with fresh paint.
Plenty of free parking available.
Easy Interstate Hwy access between Ft.Worth & Dallas on IH Loop 820 between Hwy 183 and Hwy 121.
Pylon Signage w/ Highway Visibility
Lease agreement - simple, flexible.
On site management, maintenance, leasing and local owners.
Space...

- Great location
- Attractive rates
- Convenient to a number of lunch spots
- Move-in ready

For more information visit:

<https://www.loopnet.com/Listing/227-NE-Loop-820-Hurst-TX/32519995/>



Rental Rate: \$12.50 - \$13.50 /SF/YR

Property Type: Office

Building Class: C

Rentable Building Area: 12,600 SF

Year Built: 1971

Walk Score ©: 41 (Car-Dependent)

Rental Rate Mo: \$1.08 /SF/MO

1st Floor Ste 161

Space Available	989 SF
Rental Rate	\$13.00 /SF/YR
Date Available	Now
Service Type	Plus Electric
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

Located in the center of the building next to the side main entrance. Large open work area upon entering suite. Next room you come to is a large work area/conference or can be used as a large office. Finally the next and final room is a open work area or storage room that has it own door to access main hallway door to building. Fresh painted walls, updated led lighting and fresh carpet.

1

1st Floor Ste 163

Space Available	574 SF
Rental Rate	\$13.50 /SF/YR
Date Available	30 Days
Service Type	Plus Electric
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 4 Years

Large office w/ large work area and storage room. Updated led lighting with fresh carpet and paint. Currently occupied! Available within 30 days notice!!!!

2

1st Floor Ste 200

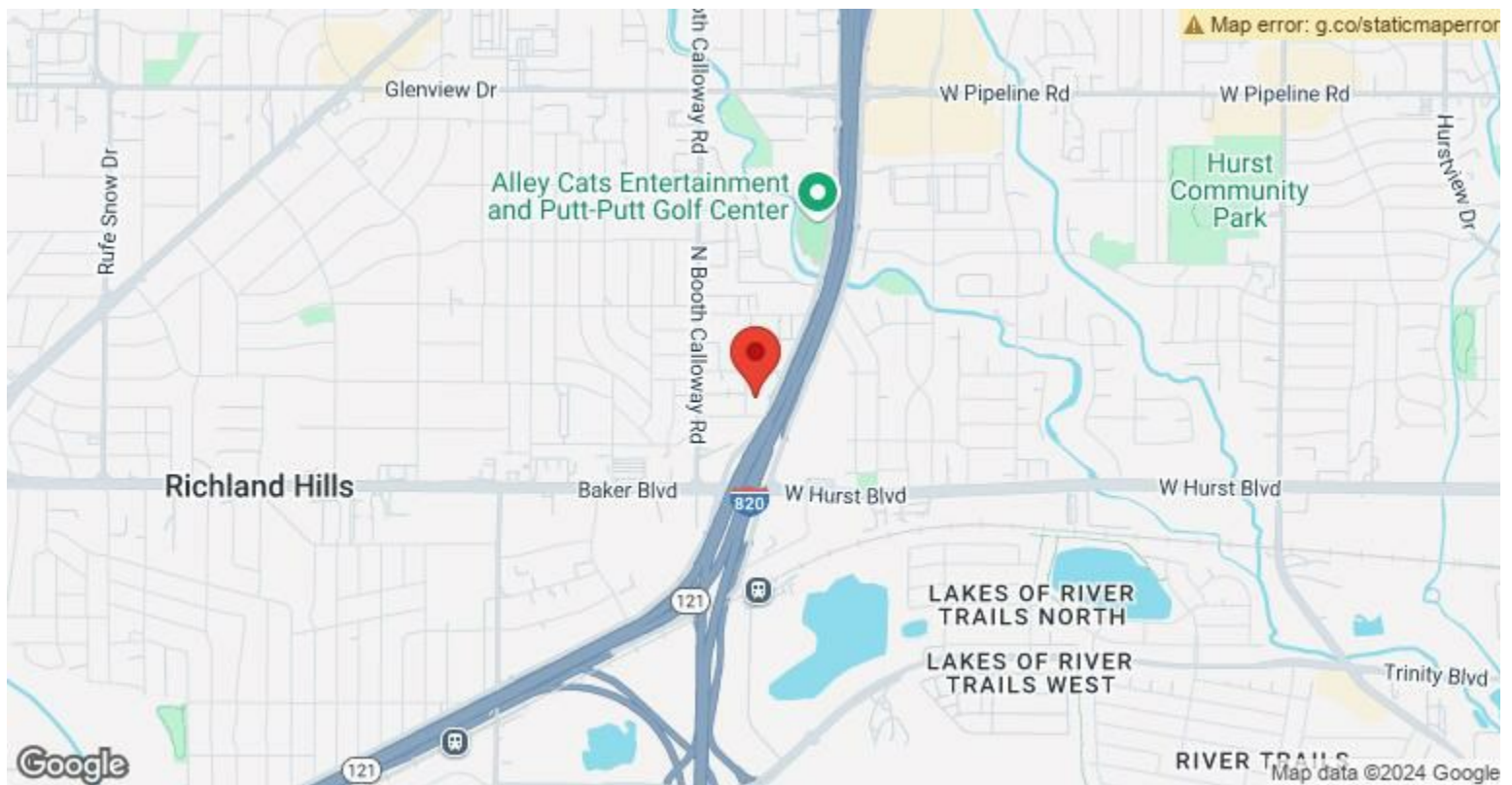
Space Available	1,299 SF
Rental Rate	\$12.50 /SF/YR
Date Available	Now
Service Type	Plus Electric
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 4 Years

4 offices, conference, open work area & storage closet. Fresh paint and carpet with updated LED fixtures.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Yardelle Investment Management, Llc.	-	



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Space for Office use only. Normal Business Hours For Office Building are Mon-Fri 7am-6pm and Sat 7am-2pm.

Saturday afternoon and all day Sunday we have a church in the building.

24 Hour programmable tenant access.

Janitorial 5 days a week..