

# INTELLICENTER

3701 REGENT BOULEVARD, IRVING, TX



A NEW EXPERIENCE

**NEWMARK**





RECEPTION & SECURITY DESK



LOBBY





TENANT LOUNGE & GRAB N GO

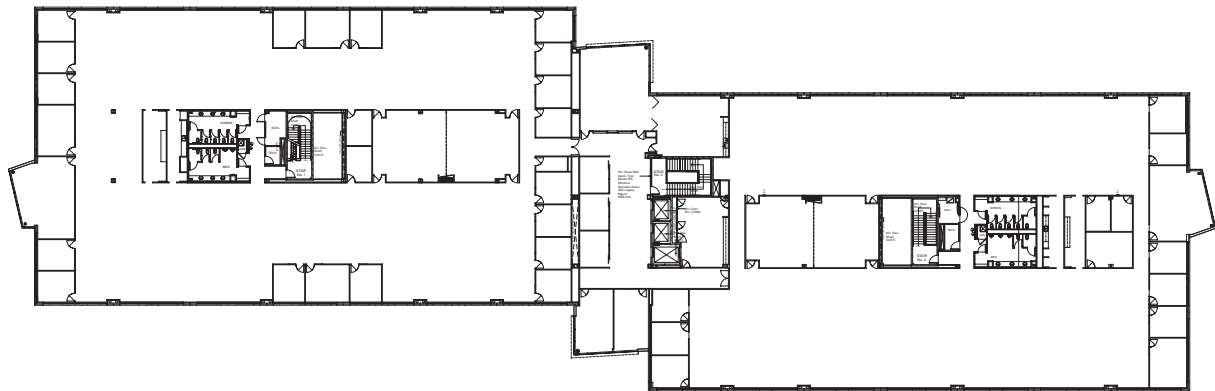


EXPANSIVE OUTDOOR PATIO





Typical Floorplate | 51,000 RSF





# PROPERTY HIGHLIGHTS

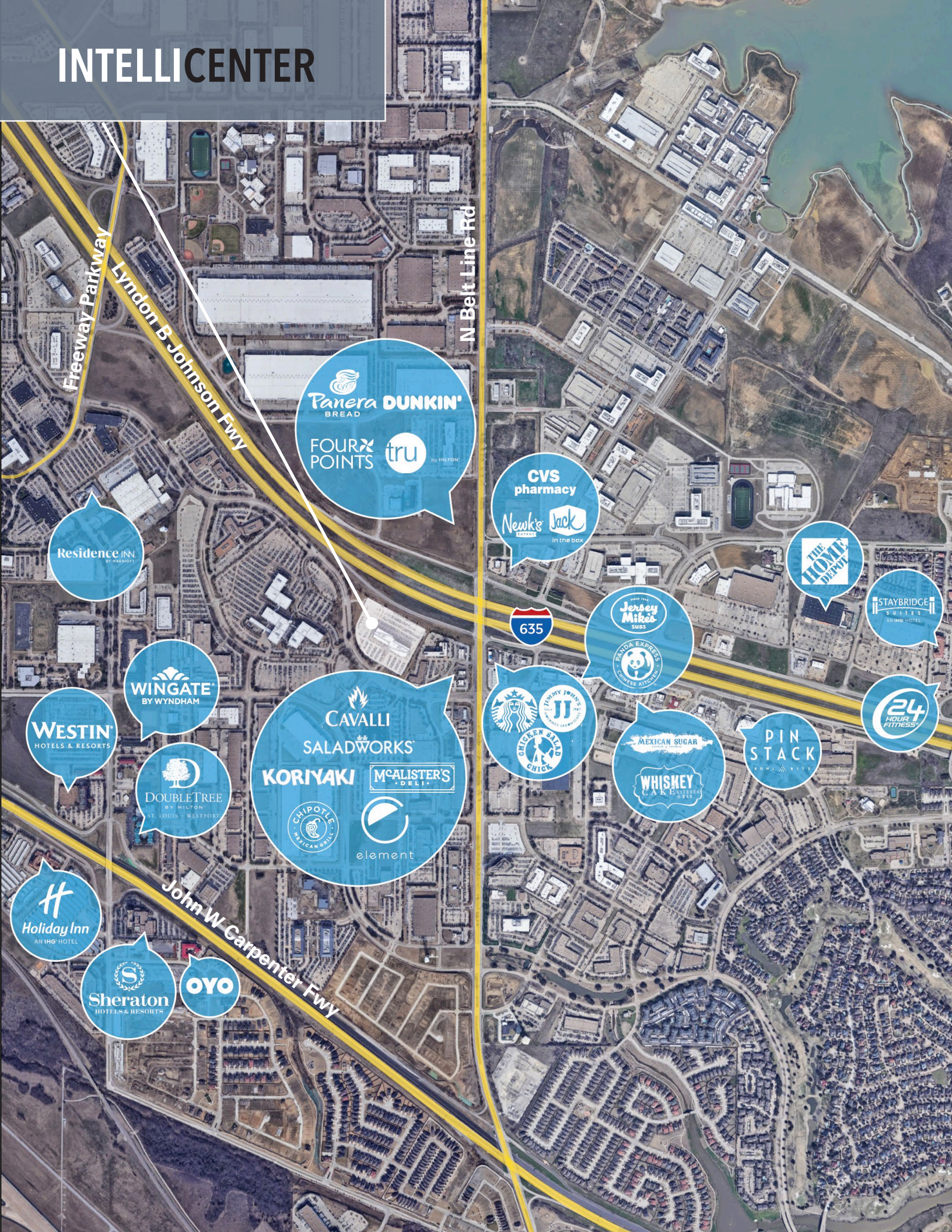


## FEATURES

- Full Building Renovation Now Complete!
  - Renovations include ultra-modern reception and lobby
  - Activated tenant lounge featuring a grab n go, pool table, shuffleboard and collaborative space
  - Expansive outdoor patio and new landscaping
- Class A, 4 Stories, 200,000 RSF
- Highly Efficient Mega Floor Plates
- Top of Building Signage Opportunity with Excellent Visibility
- 6 per 1,000 RSF Parking Ratio
- Abundant Walkable Amenities
- 5 Minute Drive to DFW International Airport



# INTELLICENTER



Freeway Parkway

Lyndon B Johnson Fwy

N Belt Line Rd

John W Carpenter Fwy

Panera BREAD  
DUNKIN'  
FOUR POINTS  
tru by HILTON

CVS pharmacy  
Newk's  
Jack in the box

THE HOME DEPOT

STAYBRIDGE SUITES  
AWWAY HOTEL

Jersey Mike's  
SUBS  
PANDA EXPRESS  
CHINESE KITCHEN

Starbucks  
Jersey Mike's  
CHICKEN SANDWICH

MEXICAN SUGAR  
WHISKEY  
CASA & BOUTIQUE

PIN STACK  
SOUTHWEST

24 HOUR FITNESS

CAVALLI  
SALADWORKS  
KORIYAKI  
McALISTER'S DELI  
element  
CHIPOTLE MEXICAN GRILL

WINGATE  
BY WYNDHAM

DOUBLETREE  
BY HILTON  
ST. LOUIS - WESTPORT

WESTIN  
HOTELS & RESORTS

Holiday Inn  
AN IHG HOTEL

Sheraton  
HOTELS & RESORTS

OYO



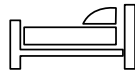
# MOST WALKABLE BUILDING IN FREEPORT

WITHIN A TWO MILE RADIUS



**57**

RESTAURANTS



**28**

HOTELS



**45**

RETAIL STORES

**22**

MINUTES TO  
DOWNTOWN  
DALLAS

**8**

MINUTES TO  
DFW INT'L  
AIRPORT

**21**

MINUTES TO  
LOVE  
FIELD



## CONTACT

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OWNERSHIP



**AZTEC**

LEASING

**NEWMARK**

MANAGEMENT

**Hines**