



INTELLICENTER

3701 REGENT BOULEVARD, IRVING, TX

A NEW EXPERIENCE

NEWMARK

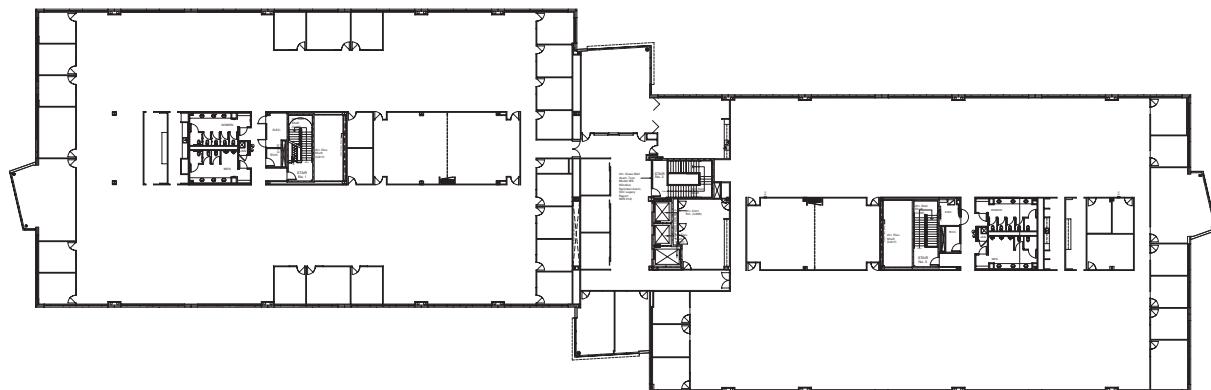






4TH FLOOR

Typical Floorplate | 51,000 RSF



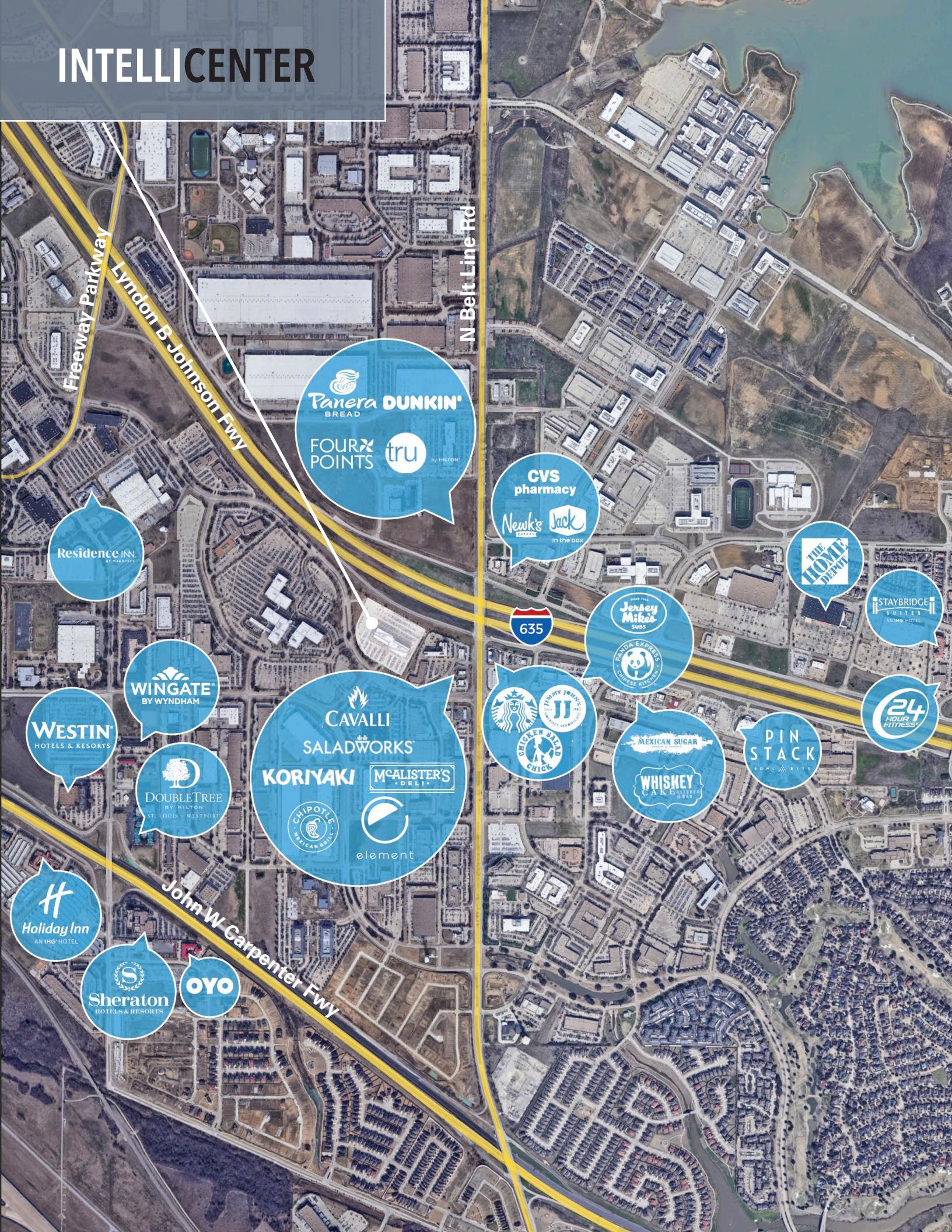
PROPERTY HIGHLIGHTS



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



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



LEASING

NEWMARK

MANAGEMENT

Hines