

Spectrum Business Building

235 NE Loop 820, Hurst, TX 76053

Talley
RENTS



Marco Carrera

Talley Rents

227 Loop 820 Blvd, Suite 300, Hurst, TX 76053

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Spectrum Business Building

\$14.50 - \$16.50 /SF/YR

Favored by tenants, highly suitable updated move-in ready offices. Prominent 5-story building, newly remodeled & beautifully landscaped with large mature trees and seasonal flowers. UPDATED ROOF! Janitorial 5 days a week. Ample free parking. On-site management & maintenance, local owners, 24 hour Access. New Spectrum Fast Speed Fiber-Optics Internet/TV in building. Newly installed central heat / ac unit with multiple climate controls in suite. Across from North East Mall, near DFW Intl. Airport, between Ft....

- Great location
- Attractive rates
- Recently updated
- Convenient to a number of lunch spots
- Lots of natural light
- Move-in ready

For more information visit:

<https://www.loopnet.com/Listing/235-NE-Loop-820-Hurst-TX/10826702/>



Rental Rate: \$14.50 - \$16.50 /SF/YR

Property Type: Office

Building Class: B

Rentable Building Area: 38,901 SF

Year Built: 1974

Walk Score ®: 41 (Car-Dependent)

Rental Rate Mo: \$1.38 /SF/MO

1st Floor Ste 102

Space Available	861 SF
Rental Rate	\$16.50 /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 on the 1st floor. 2 Huge open work areas. Fresh painted walls, wood look plank flooring and led lighting.

1

1st Floor Ste 104

Space Available	2,343 SF
Rental Rate	\$14.50 /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

Corner office suite located on the 1st floor. 3 offices, storage closet, large breakroom w/ running water, cabinets and dishwasher, 2 large open work areas & conference. Wood-faux blinds, updated carpet and freshly painted walls w/ led lighting.

2

2nd Floor Ste 203

Space Available	1,495 SF
Rental Rate	\$15.50 /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 on the SE corner of the 2nd floor. 3 offices, large open work space, large server/storage closet, breakroom w/ cabinets & running water sink. Wood-faux blinds, fresh carpet and painted walls w/ led lighting & plenty of natural light.

3

2nd Floor Ste 206

Space Available	944 SF
Rental Rate	\$16.00 /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 on the north side of the 2nd floor. (2) large offices, large open work space & storage closet. Has a small coffee bar area with built in shelves and cabinets. Wood-faux blinds, fresh carpet and painted walls w/ led lighting & plenty of natural light. A Must See!!

4

3rd Floor Ste 304

Space Available	1,803 SF
Rental Rate	\$15.00 /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 on the southeast corner of the 3rd floor. 4 offices, large conference w/storage closet, large reception/open area and breakroom with running water sink and cabinets. Wood-faux blinds, updated carpet and fresh painted walls w/ led lighting. PLUS plenty of natural lighting!!

5

3rd Floor Ste 307

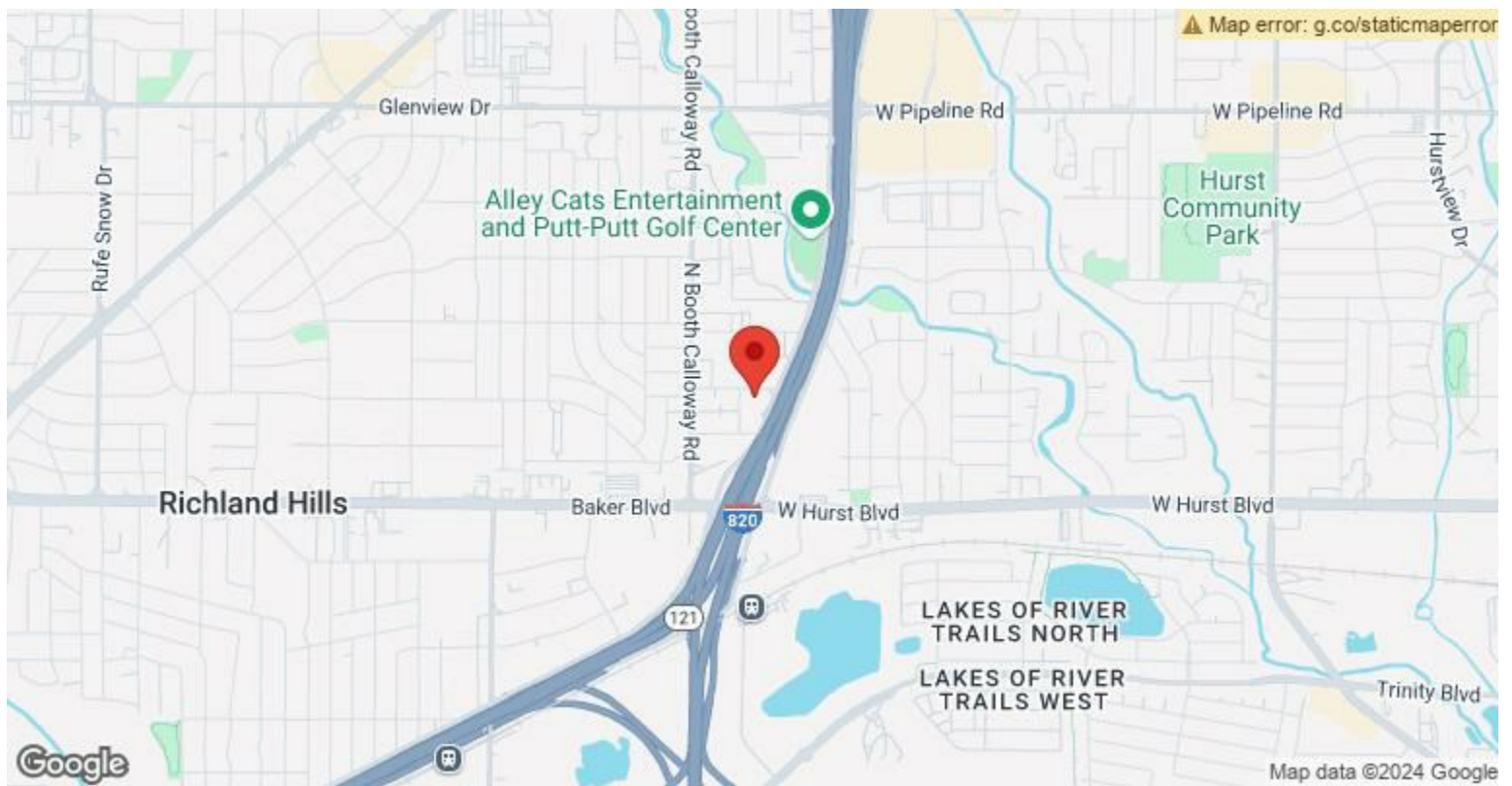
Space Available	1,218 SF
Rental Rate	\$16.00 /SF/YR
Date Available	30 Days
Service Type	Plus Electric
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

3 Offices w/reception area & large open work area. Updated led lighting w/ wood faux blinds. Currently occupied, move upon new lease. Ready for occupancy within 30 days. Will update paint with freshly cleaned carpet.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Amerilife of Texas LLC	2,505	
Spectrum Business CBN	7,800	
Tech Support Now	-	
The Scalise Law Firm	-	
Vinson & Bales Attorneys at Law	-	



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