



## 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

[marco@yardelle.com](mailto:marco@yardelle.com)

(817) 616-1211



# Spectrum Business Building

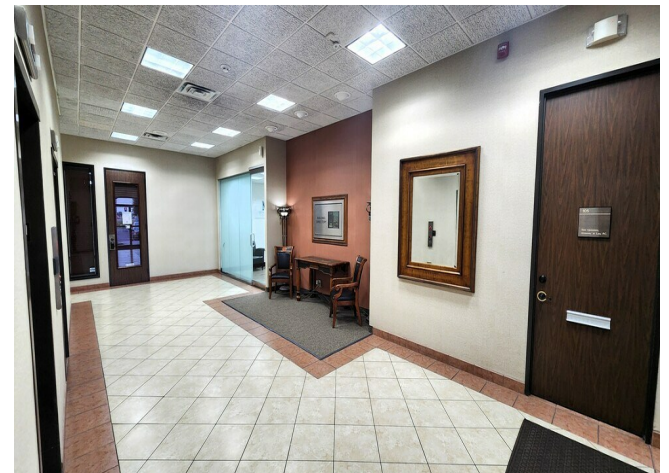
\$15.00 - \$17.00 /SF/YR

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: \$15.00 - \$17.00 /SF/YR

Property Type: Office

Building Class: B

Rentable Building Area: 38,901 SF

Year Built: 1974

Walk Score ®: 52 (Somewhat Walkable)

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.

### 1st Floor Ste 104

Space Available	2,343 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

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.

### 2nd Floor Ste 203

Space Available	1,495 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 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.

### 3rd Floor Ste 304

Space Available	1,803 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 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!!

**4th Floor Ste 402**

Space Available	562 SF
Rental Rate	\$17.00 /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

Located on the east side of the 4th floor. 2 offices, conference & reception/open work. Wood-faux blinds, fresh carpet and painted walls w/ led lighting & plenty of natural light. Available upon 30 day notice!

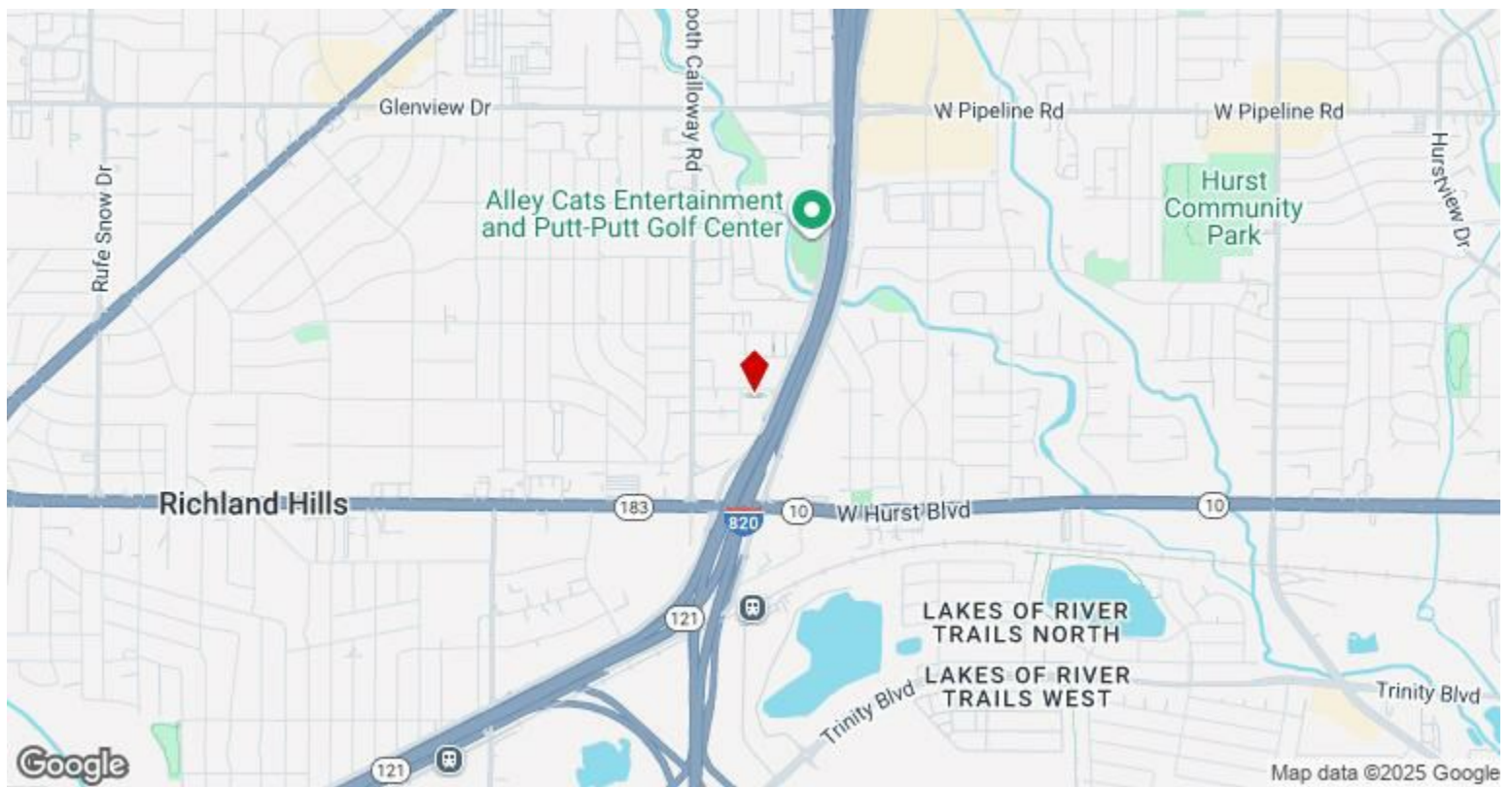
---

## 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	-	





## 235 NE Loop 820, Hurst, TX 76053

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. Worth & Dallas on Interstate Hwy Loop 820 between Hwy 183 & Hwy 121.

Listed lease rate plus proportional share of electrical cost. Current E = \$2.141 psqft.  
ALL SPACES MOVE-IN READY!!