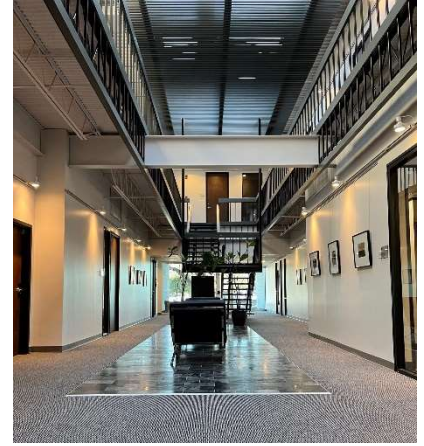


Wingren Plaza

4201 and 4225 Wingren Drive
Irving, Texas 75062



Wingren Plaza (4201/ 4225 Wingren Drive) encompasses “twin” two-story atrium office buildings totaling 38,697 square feet. The property is steps away from Las Colinas Country Club. The buildings boast fantastic natural light via new windows, generous parking, new building HVAC systems, card key access, and new common areas. Building envelope renovations were completed in 2022 – giving the property an updated look in a natural setting.

BUILDING AMENITIES

- On-site Leasing, Management, Maintenance, and Day Porter
- Generous surface parking (3.5:1,000)
- AT&T, Spectrum, and Frontier service available
- Common Area upgrades recently completed
- Training/ Conference Center for Tenant’s use
- Furnished Executive Offices in 4225 Wingren
- After-hours HVAC available

Available Space

4201 Wingren Drive		
Suite 202	1,861 SF	Golf course views
4225 Wingren Drive		
Suite 110	Executive Offices	
Suite 117	754 SF	
Suite 201	3,326 SF	Contiguous to 5,229 SF
Suite 215	1,903 SF	Move-in ready

AREA AMENITIES

- Park setting off golf course
- Easy access to SH-114/ East John W. Carpenter Freeway
- Within 9 miles of DFW International Airport and 8 miles of Love Field Airport
- Within minutes of the Irving Convention Center and Toyota Music Factory
- Prime location near Las Colinas Urban Center
- Upscale and relaxed residential, retail, and hotels nearby

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