

FOR SALE/LEASE

ONE-FOURTEEN OFFICE PARK

200 W JOHN CARPENTER FWY, BLDG 100, IRVING, TX 75039



SALE \$375 PSF | LEASE \$33 PSF | 6,000-15,246 SF

PROPERTY HIGHLIGHTS



New Class A Office Construction.
Ready for Delivery. Shell Condition



Sale/Lease Options



Office, Medical, Dental, and Studio
Uses Permitted



Located in the Heart of Las Colinas
Near Four Seasons & Across from the
Toyota Music Factory.



Professional Office Zoning (S-P-2)



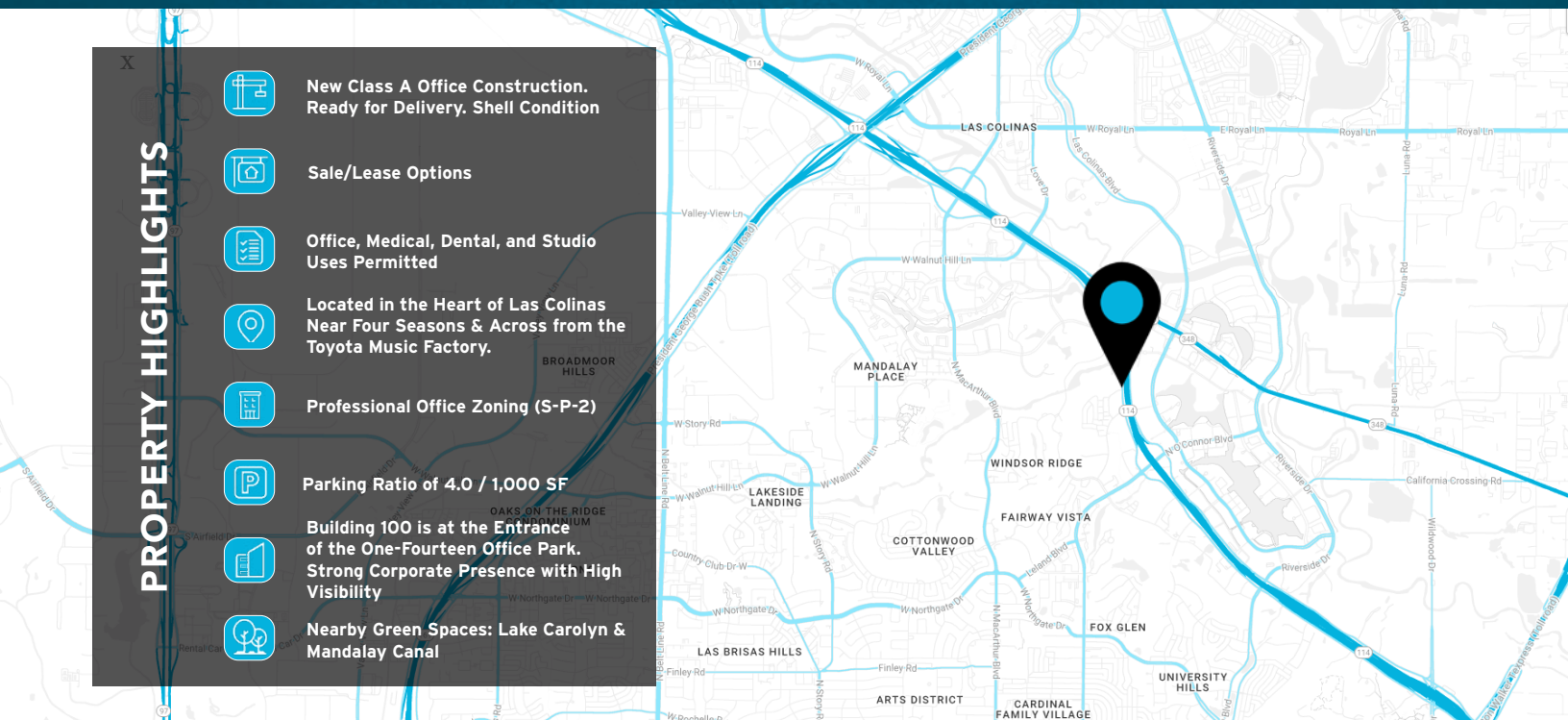
Parking Ratio of 4.0 / 1,000 SF



Building 100 is at the Entrance
of the One-Fourteen Office Park.
Strong Corporate Presence with High
Visibility

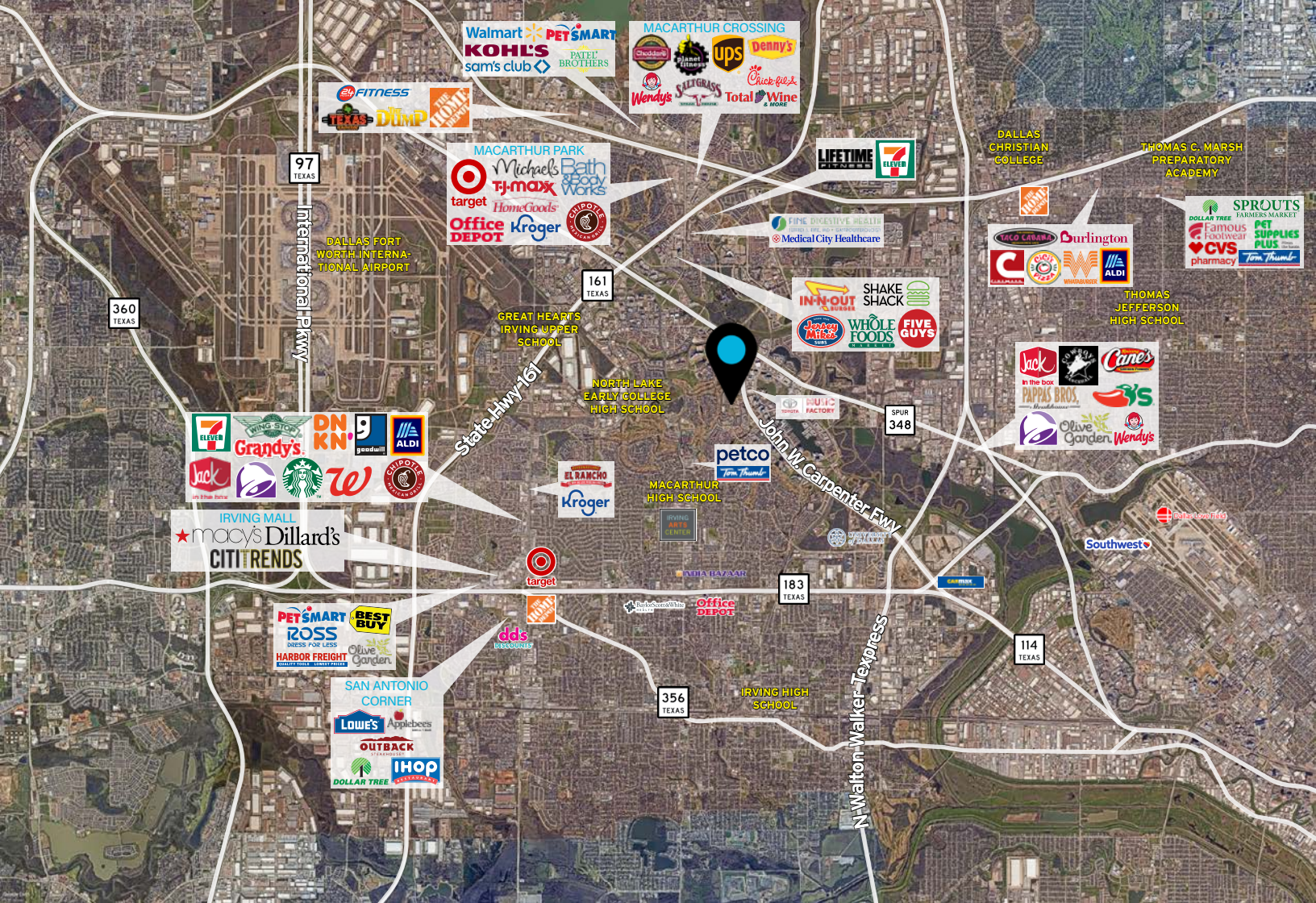


Nearby Green Spaces: Lake Carolyn &
Mandalay Canal



For More Information Contact:
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UNITED
REAL ESTATE



DEMOGRAPHICS

2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	12,520	107,254	285,011
Households	6,976	46,259	109,953
Families	2,736	25,205	66,325
Average Household Size	1.78	2.30	2.58
Owner Occupied Housing Units	991	12,148	34,974
Renter Occupied Housing Units	5,985	34,111	74,979
Median Age	34.7	33.6	33.5
Median Household Income	\$102,357	\$94,505	\$82,900
Average Household Income	\$132,784	\$124,715	\$112,247



Highway 114

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