

FOR LEASE

8900 | FREEPORT PARKWAY

8900 FREEPORT PARKWAY | IRVING, TEXAS, 75063



BUILDING FEATURES



TWO BUILDING, 3-STORY, CLASS-A OFFICE SPACE WITH CLASS-A AMENITY PACKAGE

Two independent buildings connected by a common newly renovated lobby

NORTH BUILDING
163,468 RSF

SOUTH BUILDING
104,978 RSF

TOTAL RSF
268,446 RSF

NEW AMENITIES INCLUDE

- Food Hall
- Fitness Center
- Conference Center
- Collaboration Areas
- Lobby and Common Areas
- Outdoor Space with Grill Stations and Outdoor Seating
- Security Station in the Lobby
- Building Entry and Exterior Elements
- 18 Electric Car Charging Stations
- Wifi-Enabled Common Areas, Including the Outdoor Areas
- Buildings Have Two Separate Electrical Feeds Via Separate Transformers From the Same Substation
- New Building HVAC systems that allow for complete controllability by Building by Floor
- Parking Ratio: 4.5 per 1,000
- Total Parking: 1,057 spaces including the following:
 - Visitor/Guest: 15
 - Handicap: 28
 - Electric Car Charging Spaces: 18
- Immediate Access to the President George Bush Turnpike, LBJ Freeway, Highway 114, Highway 121 and Highway 183 Top of Building signage with Freeway Exposure Immediate Access to a Dense Employee Base (Irving, Las Colinas, Coppell, Dallas, Grapevine, Lewisville, Southlake, Westlake, Flowermound & North Dallas) Five (5) Minutes from DFW International Airport; 12 minutes to Love Field







8900 | FREEPORT
PARKWAY

LOCATION & ACCESS



5 min
to DFW International Airport



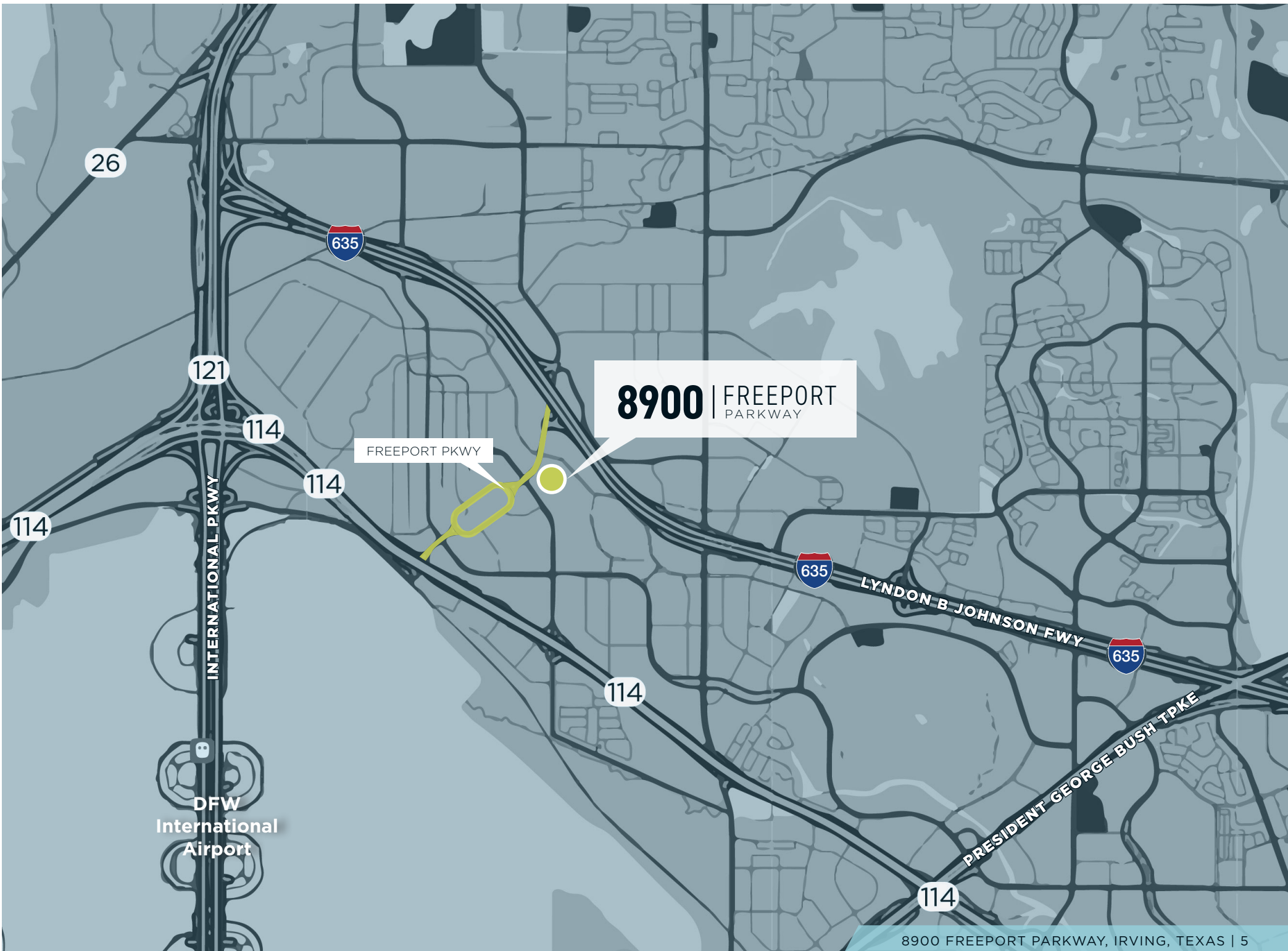
12 min
to Dallas Love Field Airport



24 min
to Dallas CBD



25 min
to Ft. Worth CBD



8900 | FREEPORT
PARKWAY

FREEPORT PKWY

DFW
International
Airport

BANKS

1. Frost Bank
2. Mobility Credit Union
3. Amegy Bank
4. Wells Fargo Bank
5. Chase Bank
6. PNC Bank
7. Origin Bank
8. Bank of America
9. Truist
10. Great Plains Bank

SHOPPING

1. Grapevine Mills
2. Bass Pro Shops
3. Walgreens
4. CVS Pharmacy
5. The Home Depot
6. Best Buy
7. Walmart
8. PetSmart
9. Sam's Club
10. Kohl's
11. Target
12. MacArthur Park
13. Total Wine & More
14. Kroger
15. Whole Foods Market

HOTELS

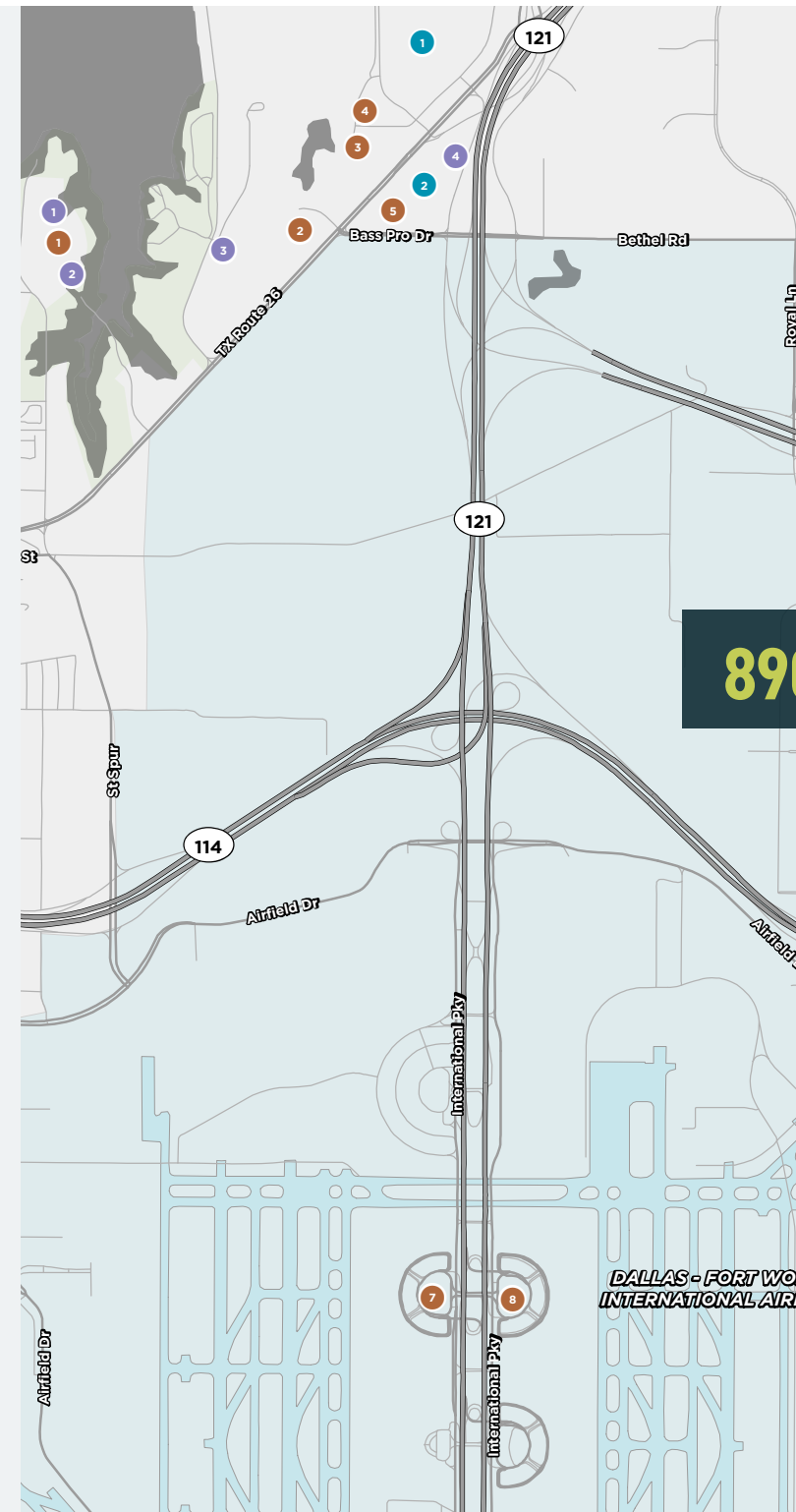
1. Gaylord Texan Resort
2. Hilton Garden Inn
3. Hilton DFW Lakes
4. Hyatt Place
5. Embassy Suites
6. Courtyard by Marriott
7. Grand Hyatt DFW
8. Hyatt Regency DFW
9. Marriott Airport
10. Homewood Suites
11. Fairfield by Marriott
12. Home2Suites
13. Holiday Inn Express
14. Westin Airport
15. DoubleTree by Hilton
16. Sheraton Airport
17. Tru by Hilton
18. Four Points by Sheraton

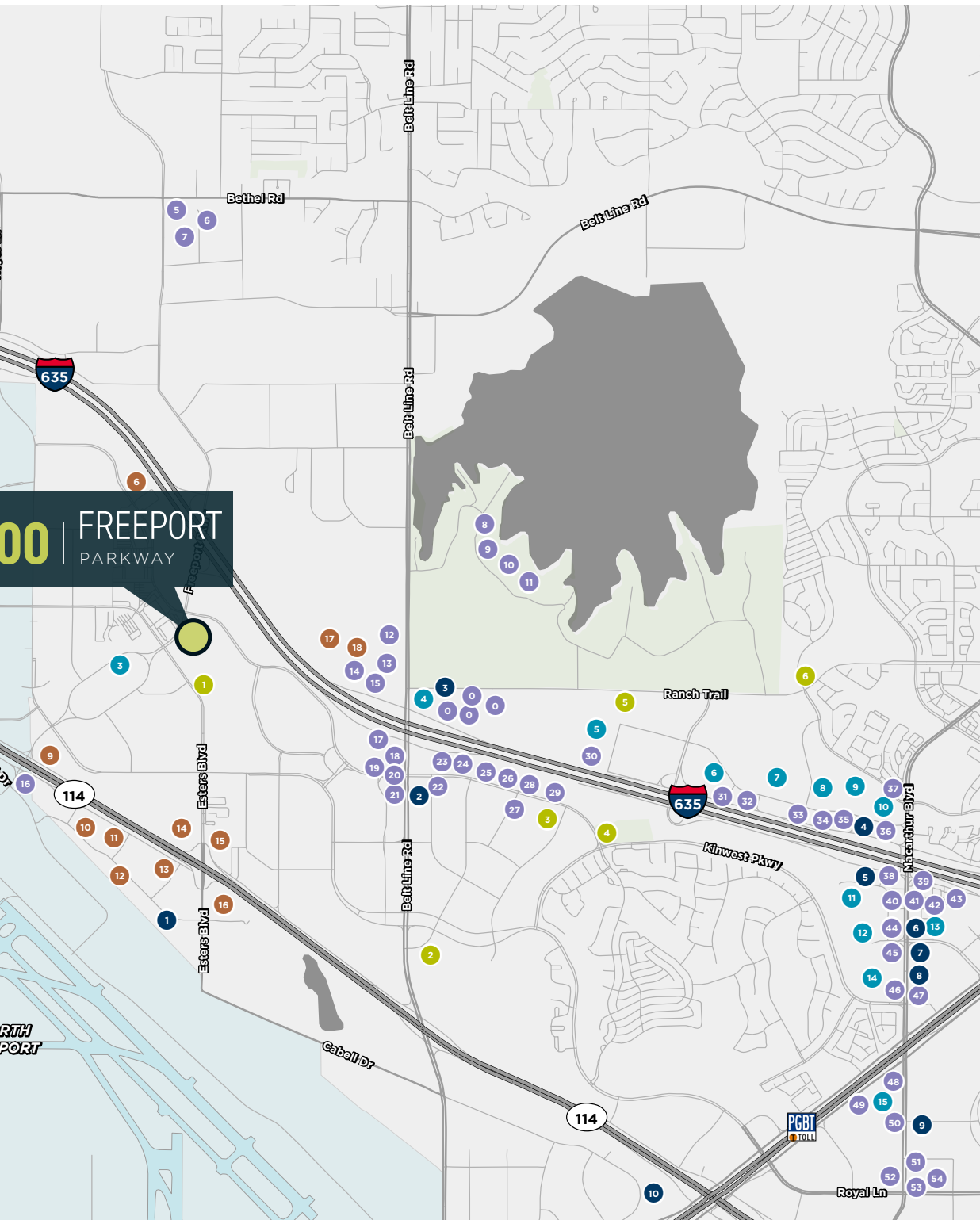
RESTAURANTS

1. Zeppole Italian
2. Old Hickory Steakhouse
3. Ring of Honor
4. Dimassi's
5. Hard Eight BBQ
6. Twisted Root Burger Co
7. George & Provisions
8. Flying Fish
9. Eno's Pizza
10. Flying Saucer
11. Rodeo Goat
12. First Watch
13. Dunkin
14. Panera Bread
15. Yummy Thai
16. Whataburger
17. Chipotle
18. Bread Zeppelin
19. What The Biryani
20. McDonald's
21. McAlister's Deli
22. Jimmy John's
23. Starbucks
24. Jam + Toast
25. Chicken Salad Chick
26. Slim Chickens
27. Mexican Sugar
28. Whiskey Cake
29. Lupe Tortilla
30. Texas Roadhouse
31. 54th Street Drafthouse
32. Sonic
33. Chili's
34. Buffalo Wild Wings
35. Boston's
36. IHOP
37. Raising Cane's
38. Jason's Deli
39. Cheddar's
40. Lamberti's
41. Chick-Fil-A
42. Saltgrass Steakhouse
43. Torchy's Tacos
44. Nekter Juice Bar
45. Freebirds World Burrito
46. Corner Bakery
47. Original ChopShop
48. Shake Shack
49. Modern Market Eatery
50. CAVA
51. Pie Five Pizza
52. In-N-Out Burger
53. La Madeleine
54. Five Guys
55. Taco Cabana
56. Gypsy Lime
57. Newk's Eatery
58. Siena Cafe

DAYCARE

1. The Children's Courtyard
2. iBloom Montessori
3. Kids R Kids
4. Los Colinas Preschool
5. Ivy Montessori
6. Rockbrook Montessori





CONVENIENT ACCESS TO LOCAL AMENITIES



58
Restaurants



18
Hotels



15
Retail Options



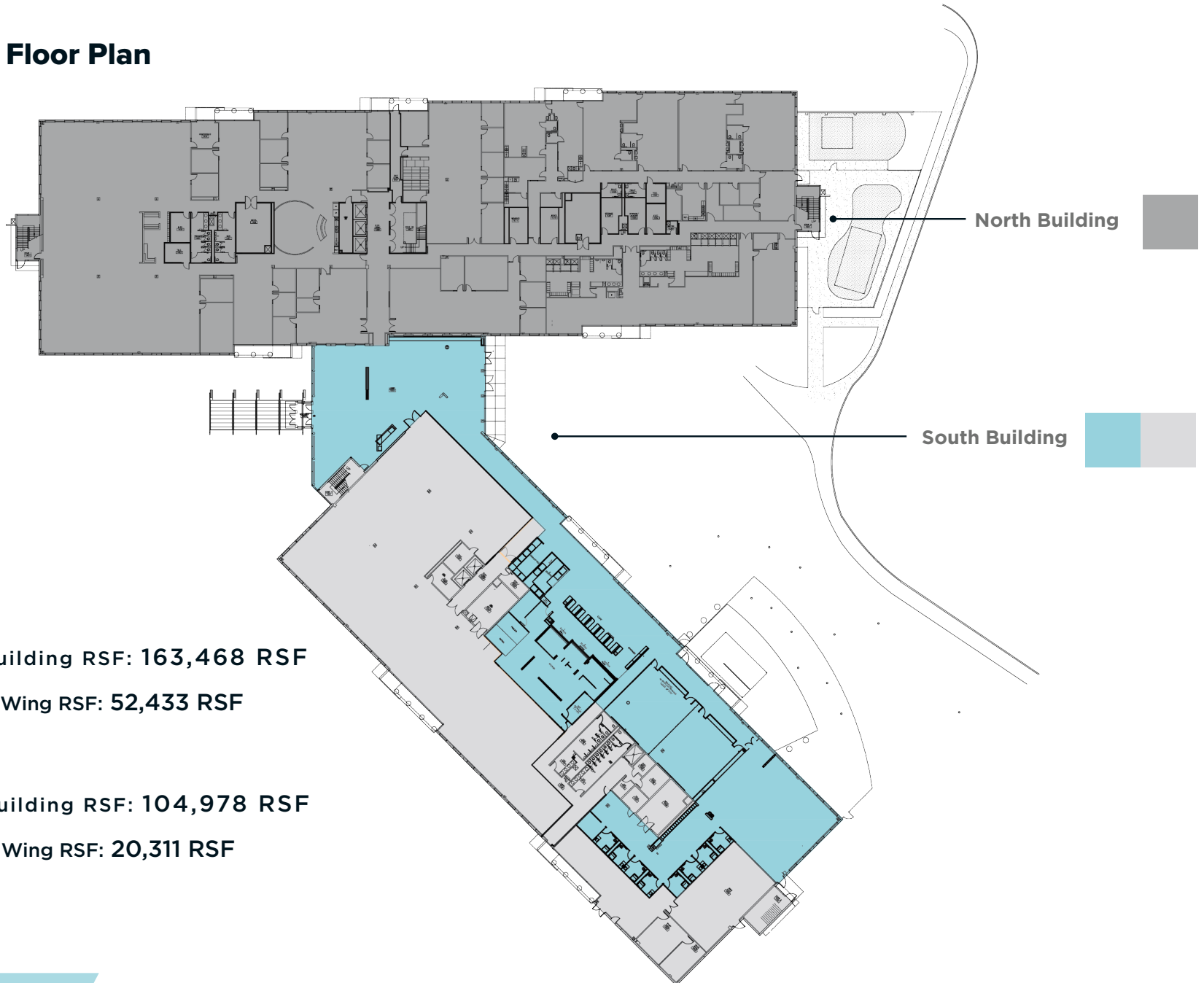
10
Banks



6
Daycare Centers

FIRST FLOOR

Floor Plan



Entire North Building RSF: 163,468 RSF

First Floor North Wing RSF: 52,433 RSF

Entire South Building RSF: 104,978 RSF

First Floor South Wing RSF: 20,311 RSF

Amenities

Outdoor Patio & Kitchen

Training Room
40 People at Training Tables

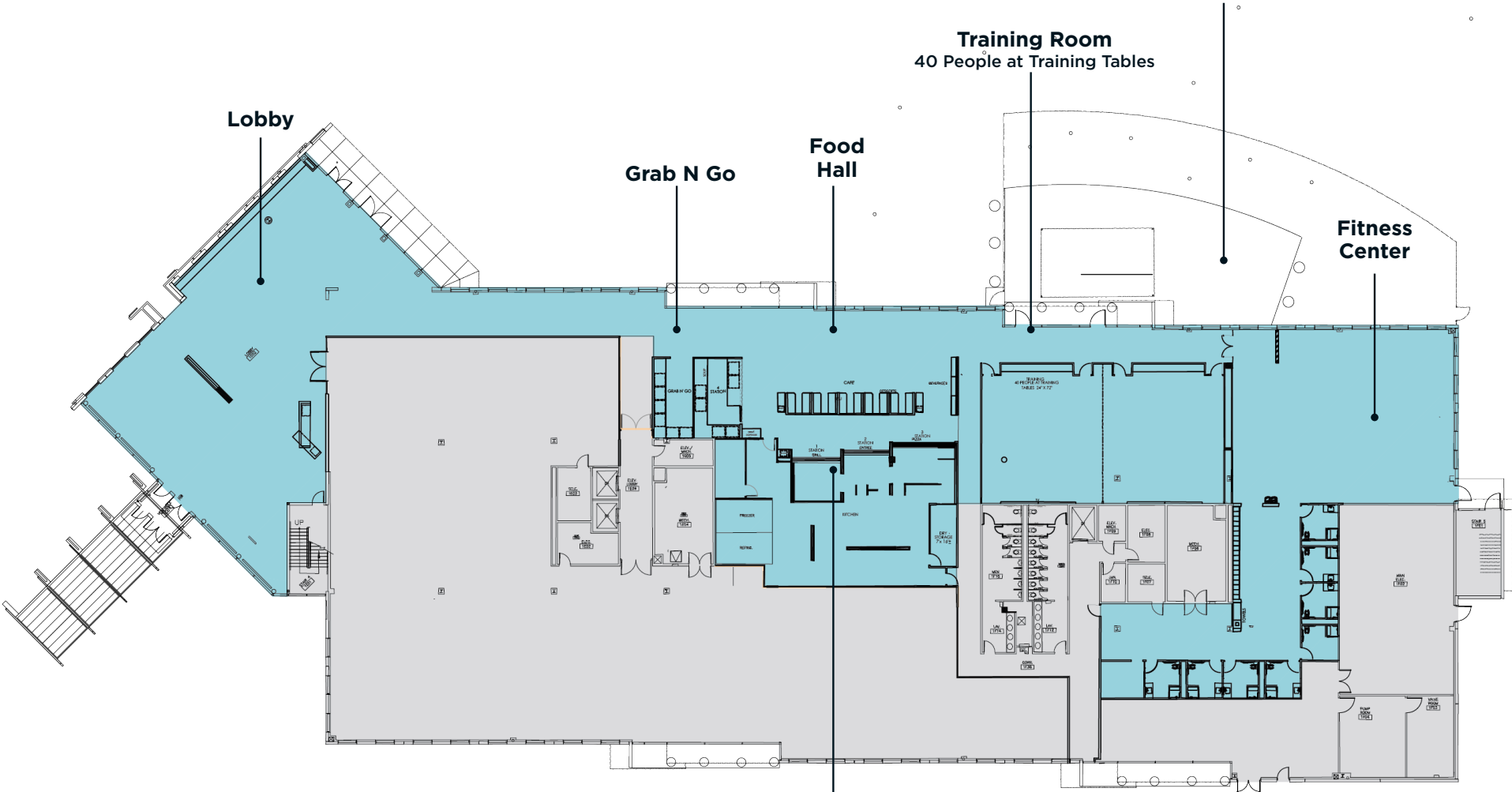
Fitness Center

Food Hall

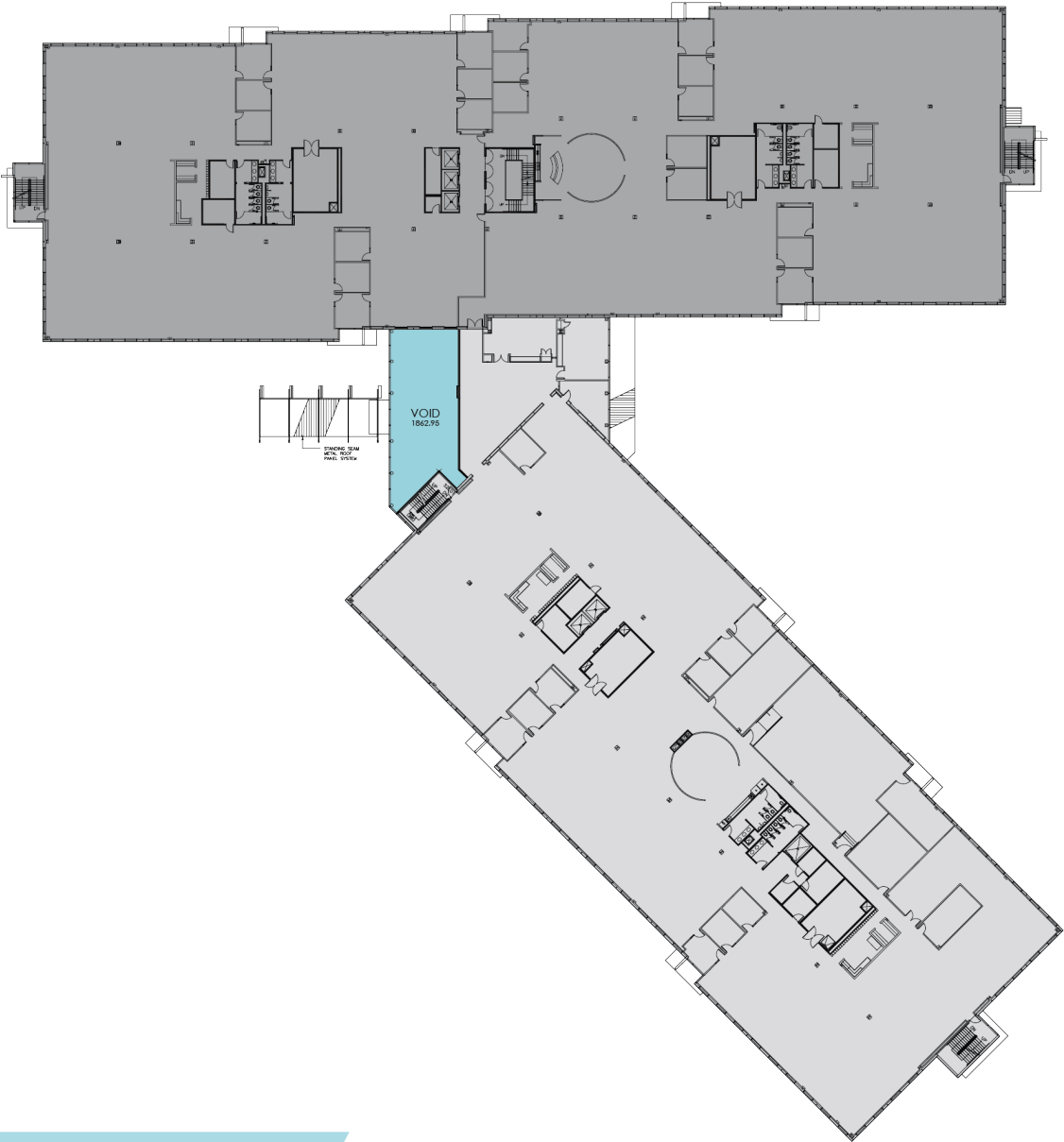
Grab N Go

Lobby

Food Hall Kitchen



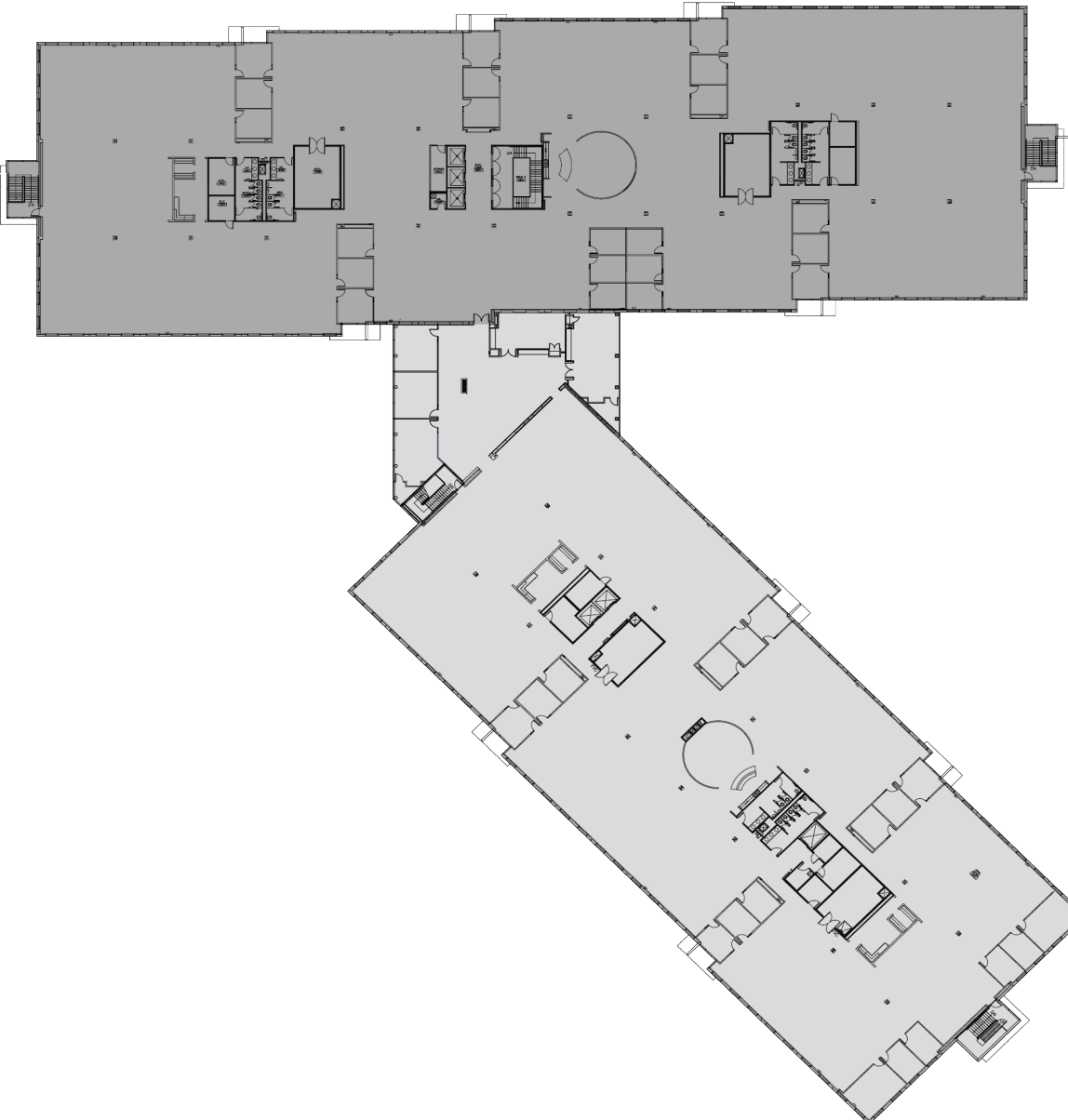
SECOND FLOOR



— 2nd Floor North Wing RSF: 52,945 RSF

— 2nd Floor South Wing RSF: 43,885 RSF

THIRD FLOOR



— 3rd Floor North Wing RSF: 58,091 RSF

— 3rd Floor South Wing RSF: 40,781 RSF

NEW RENOVATIONS

BUILDING ENTRY



LOBBY

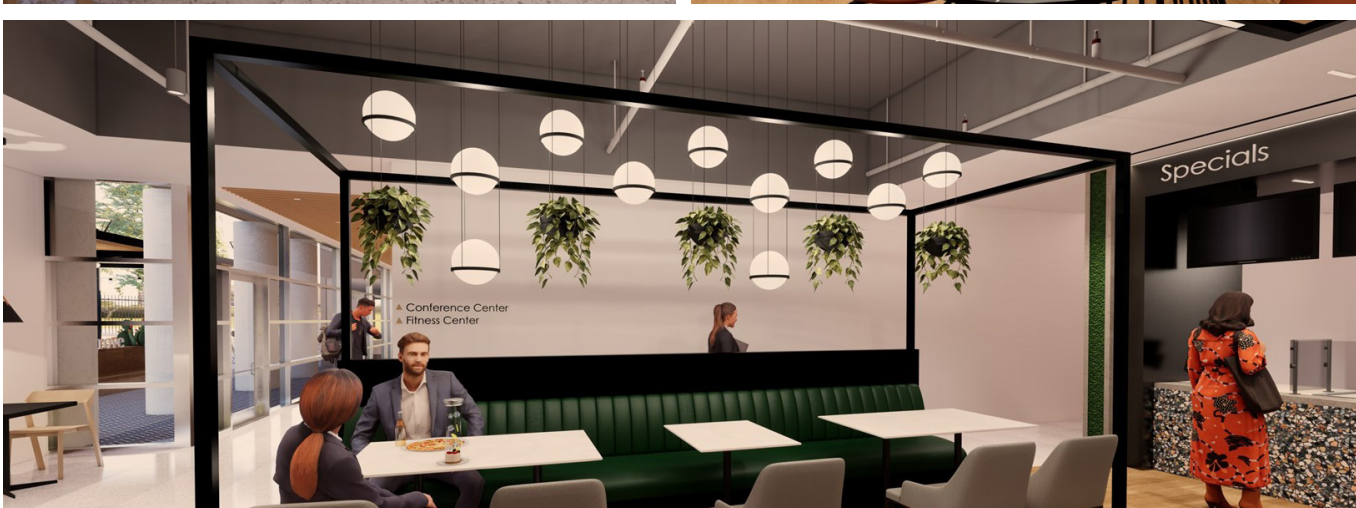


CONFERENCE CENTER



- ▲ Conference Center
- ▲ Fitness Center

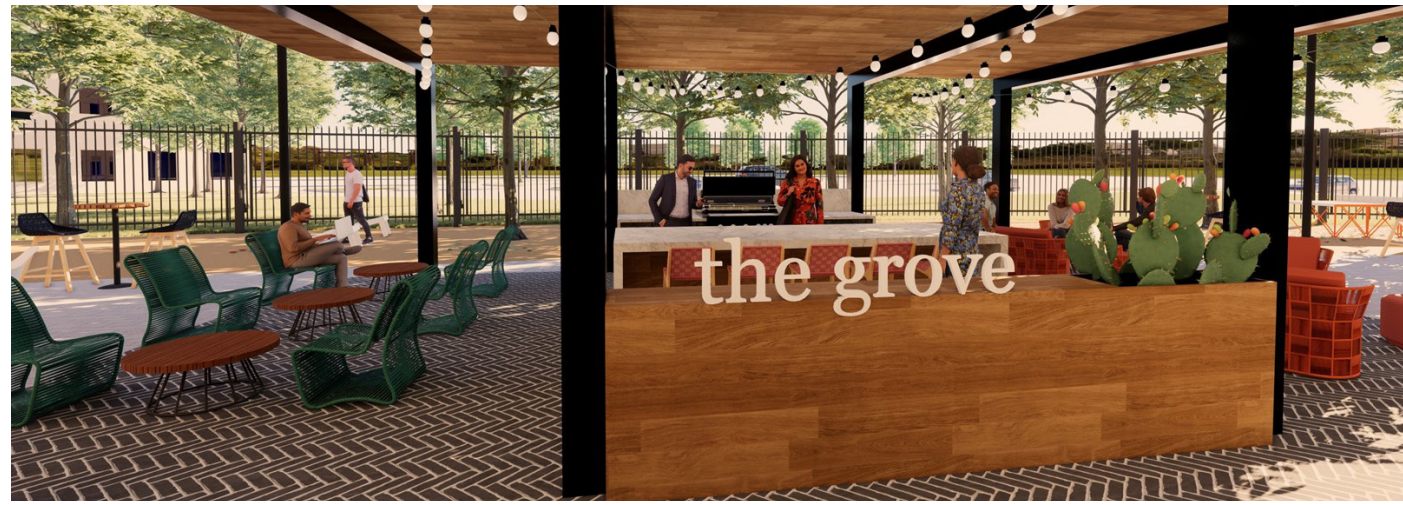
FOOD HALL



FITNESS CENTER



OUTDOOR PATIO & KITCHEN







YOUR BEST RECRUITING TOOL

Companies need the right office environment from which to attract, retain and bring employees back to work, and 8900 Freeport has been transformed to offer companies this tool. From the new amenity rich environment to the immediate access to a dense employee base via direct access to Highway 114, 635 and 121, 8900 Freeport offers companies the ability to provide their employees multiple Class A amenities with a very short commute to work. Employees will enjoy the new environment at 8900 Freeport, including....

- New Food Hall with real chefs cooking homemade healthy meals
- New Health and Wellness Fitness Center
- New Conference Center
- New outdoor space with outdoor Kitchen at The Grove
- New collaboration work and lounge space
- New Lobby and Commons Areas
- New HVAC Systems

We welcome you to 8900 Freeport!



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