



Esters 114

NEWMARK

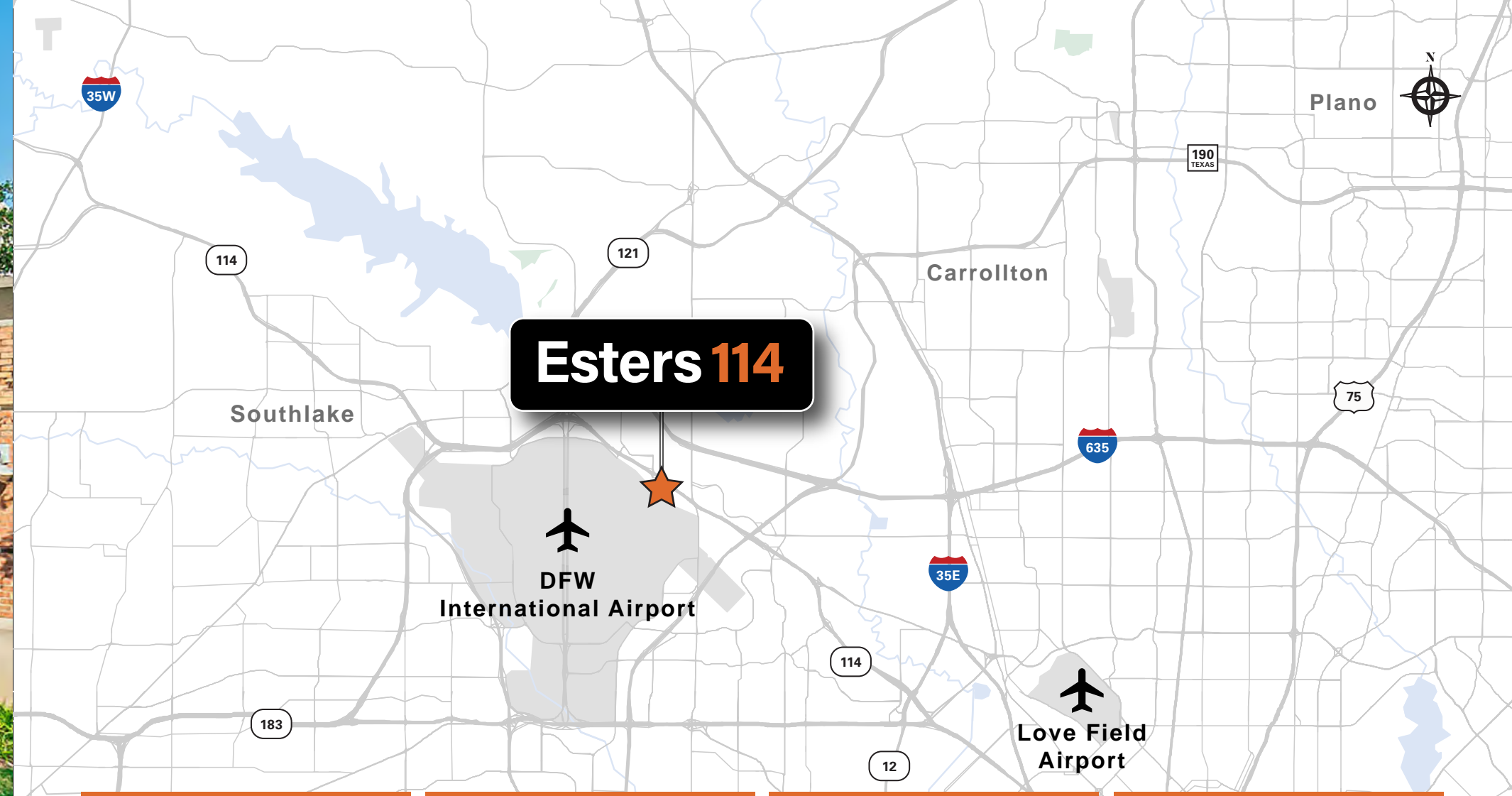
SRC
STANTON ROAD
CAPITAL

7651 & 7501 Ester Boulevard
Irving, Texas 75063



Property Highlights

- Single-story building with separately metered services
- New institutional ownership
- Clear height 16'
- 5/1,000 parking ratio (covered available)
- 100% office flex finish-out
- Fully sprinklered
- Grade level roll-up doors in rear of building
- Adjacent to DFW Airport, DFW park/fly services and Sheraton Hotel
- Grab 'n Go food service and updated courtyard with volleyball court



5

Minutes to DFW
International
Airport

20

Minutes to
Love Field
Airport

25

Minutes to
Dallas
CBD

26

Minutes to
Ft. Worth
CBD



Area Amenities

25+

Restaurants

80+

Retailers

10+

Hotels



- HYATT PLACE
- Hilton
- HOMewood SUITES
- GREAT WRAPS!
- Applebee's
- cracker barrel
- chili's
- GRAPEVINE MILLS
- AMC THEATRES
- CHIPOTLE
- PANDA EXPRESS
- Starbucks
- Comfort
- Residence INN
- Burlington
- BUDE HOUSE
- Fuzzy's TACO SHOP
- sbarro
- base pro shops
- SPRINGHILL SUITES
- NikeFactoryStore
- aloft
- Sun & Ski Sports
- Reinforest Cafe

COURTYARD BY MARRIOTT

FOUR POINTS BY SHERATON

tru

DUNKIN'

Panera BREAD

Residence INN

CAFE ONE

MARRIOTT

SUBWAY

CHIPOTLE

CAVALLI

McALISTER'S DELI

GOLDEN CHICK

McDonald's

STARBUCKS

JOJO'S

PANDA EXPRESS

TACO BELL

SMOOTHIE KING

COWBOY CHICKEN

WHISKEY

PINSTACK

SLIM CHICKENS

WHATABURGER

WESTIN

HOMewood SUITES

QUALITY

WINGATE BY WYNDHAM

Denny's

Red Roof

Days Inn

DOUBLE TREE

7-Eleven

ExxonMobil

Best Western

Comfort

Super 8

HOME2

Clarion

LA QUINTA

Hampton

SHERATON

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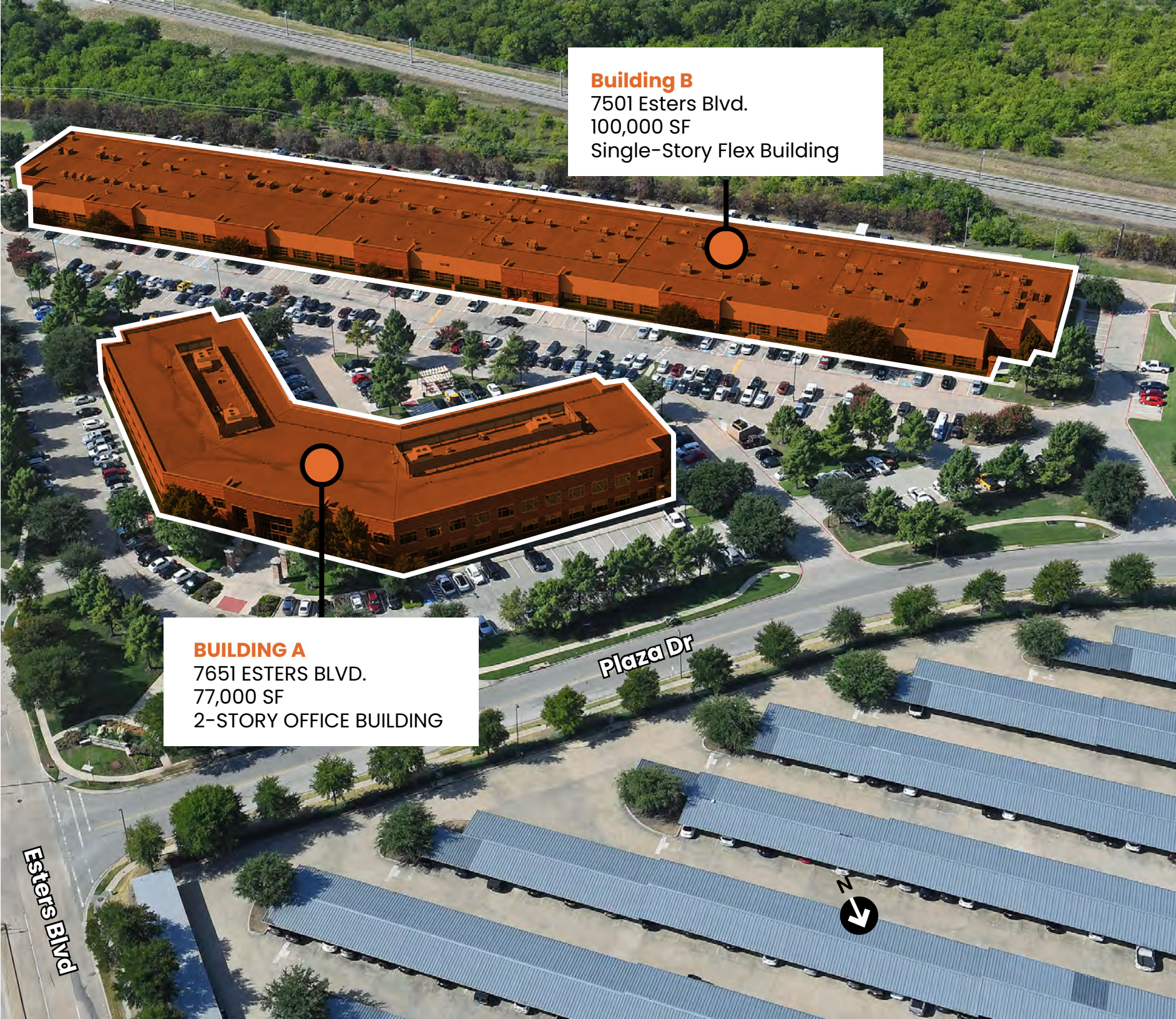
DFW International Airport

114

Site Plan

Building A
7651 Esters Blvd.
77,000 SF
2-Story Office Building

Building B
7501 Esters Blvd.
100,000 SF
Single-Story Flex Building



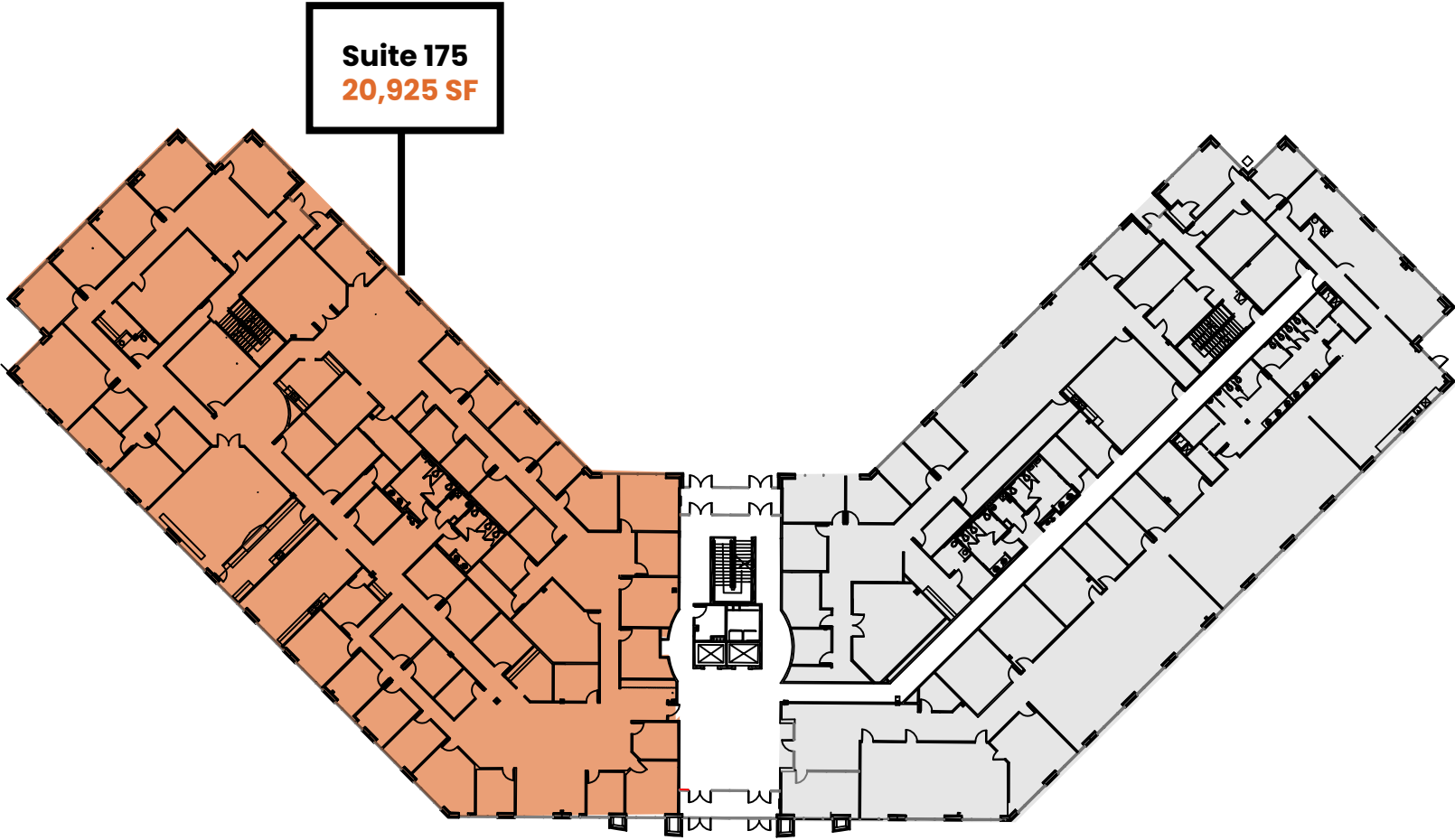
Building B
7501 Esters Blvd.
100,000 SF
Single-Story Flex Building

BUILDING A
7651 ESTERS BLVD.
77,000 SF
2-STORY OFFICE BUILDING

Esters 114

**2-Story Office
First Floor**

Up to 20,925 SF Available



Suite 175
20,925 SF

Esters 114

Single-Story Flex Building





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Leasing Contacts

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