

For Lease

Colonial Plaza
580 Decker Drive
Irving, TX 75062



Building Information

- Suites ranging in size from 802 sf– 2,860 sf
- New Energy efficient AC systems,
- New Energy efficient Roof, Energy efficient window upgrades under way
- Multiple Communications providers
Frontier FIOS ready suites, AT&T,
Time Warner Cable Business Class
- Reserved Covered Car Port Parking
- Building Monument Signage – subject to availability
- Complete Lobby Renovation
- Views of Las Colinas Country Club Golf Course
- High Speed Fiber Optic



For Information
Contact:



Mike@HugeREA.com
(469) 759-0212

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Golf Course Views – 3rd Fairway



Monument Signage Available



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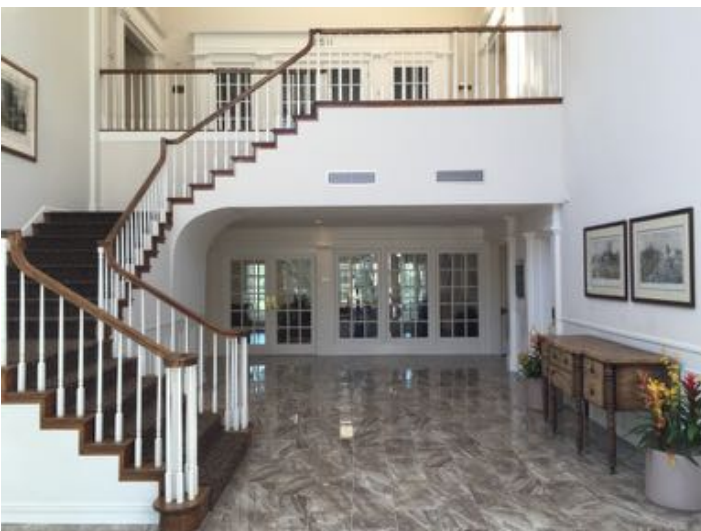




Covered Parking



Monument Signage
subject to Availability



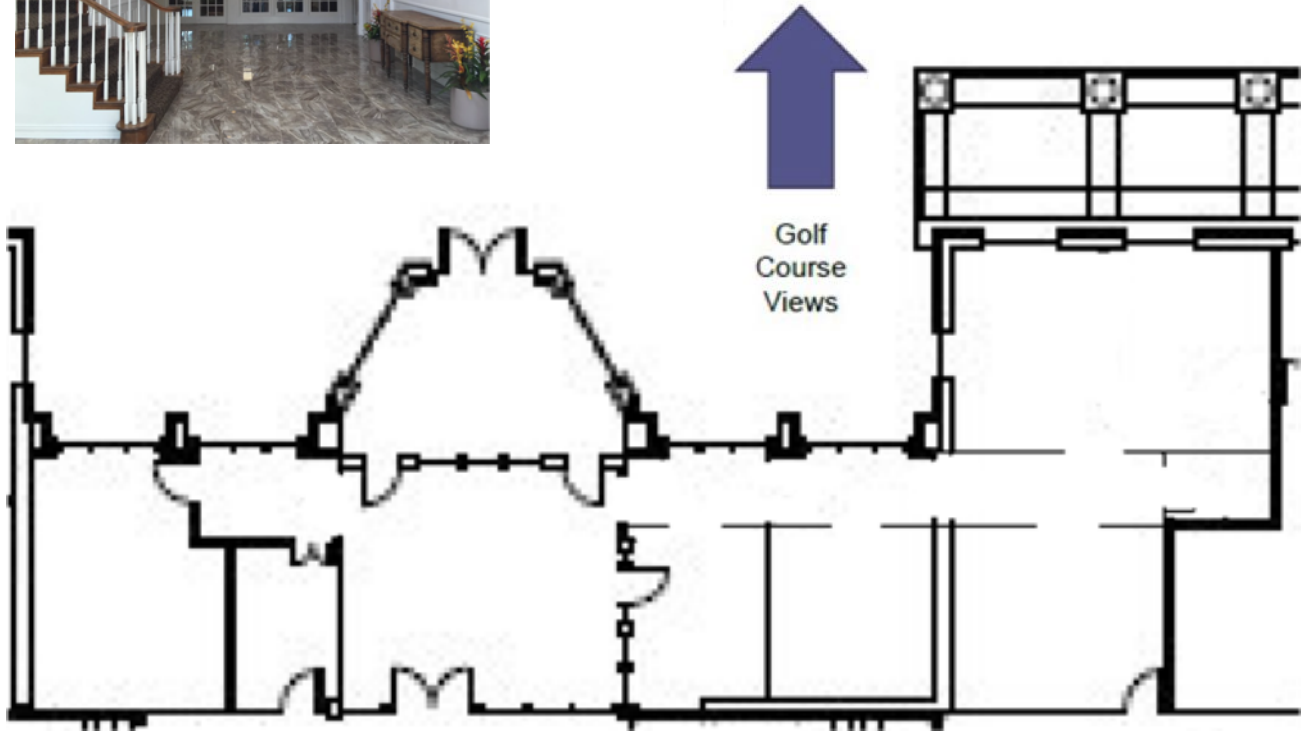
Building Lobby

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Suite 100 – 2,860 sf



Impressive space at the lobby entrance to the building. The space overlooking the Las Colinas Country Club Golf Course Hole #3.



First Floor

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Interior Photos - Suite 100 – 2,860 sf



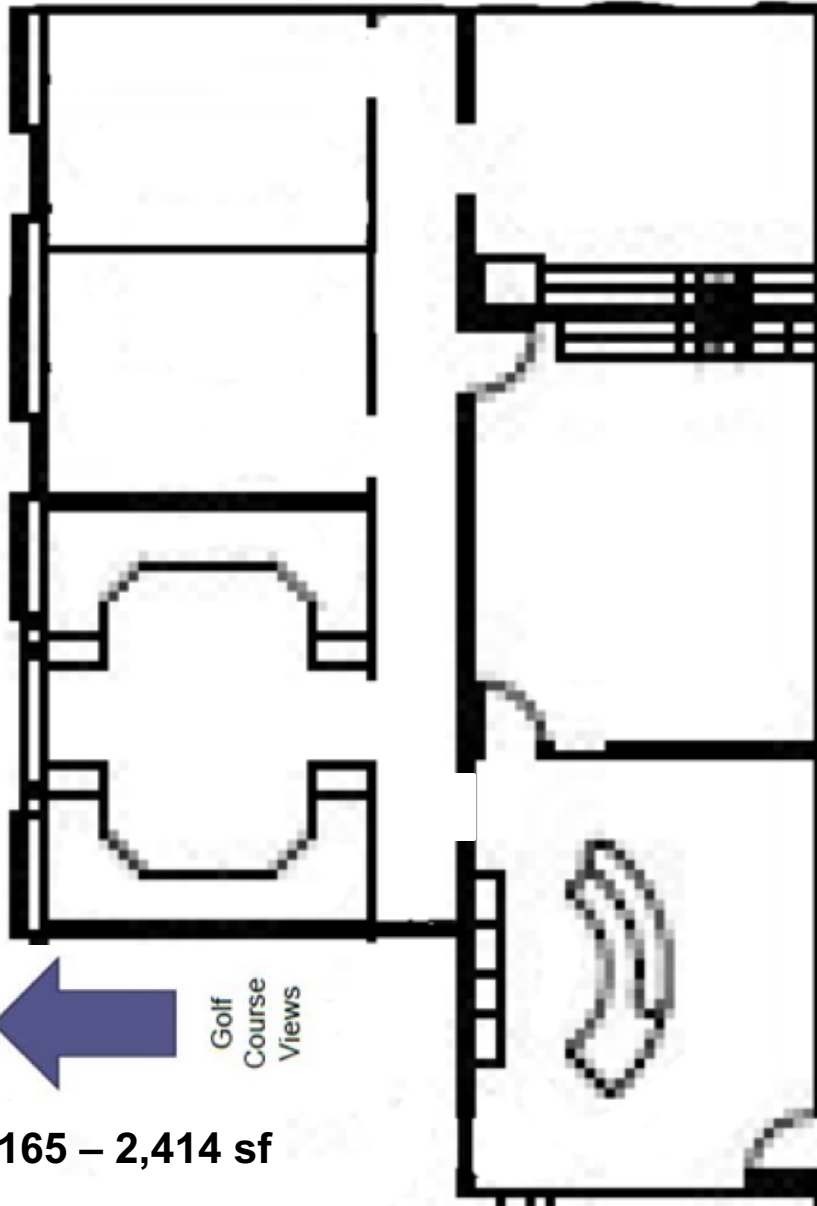
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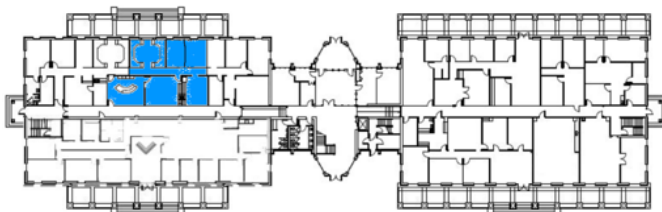


Suite 165 – 2,414 sf

Golf Course Views

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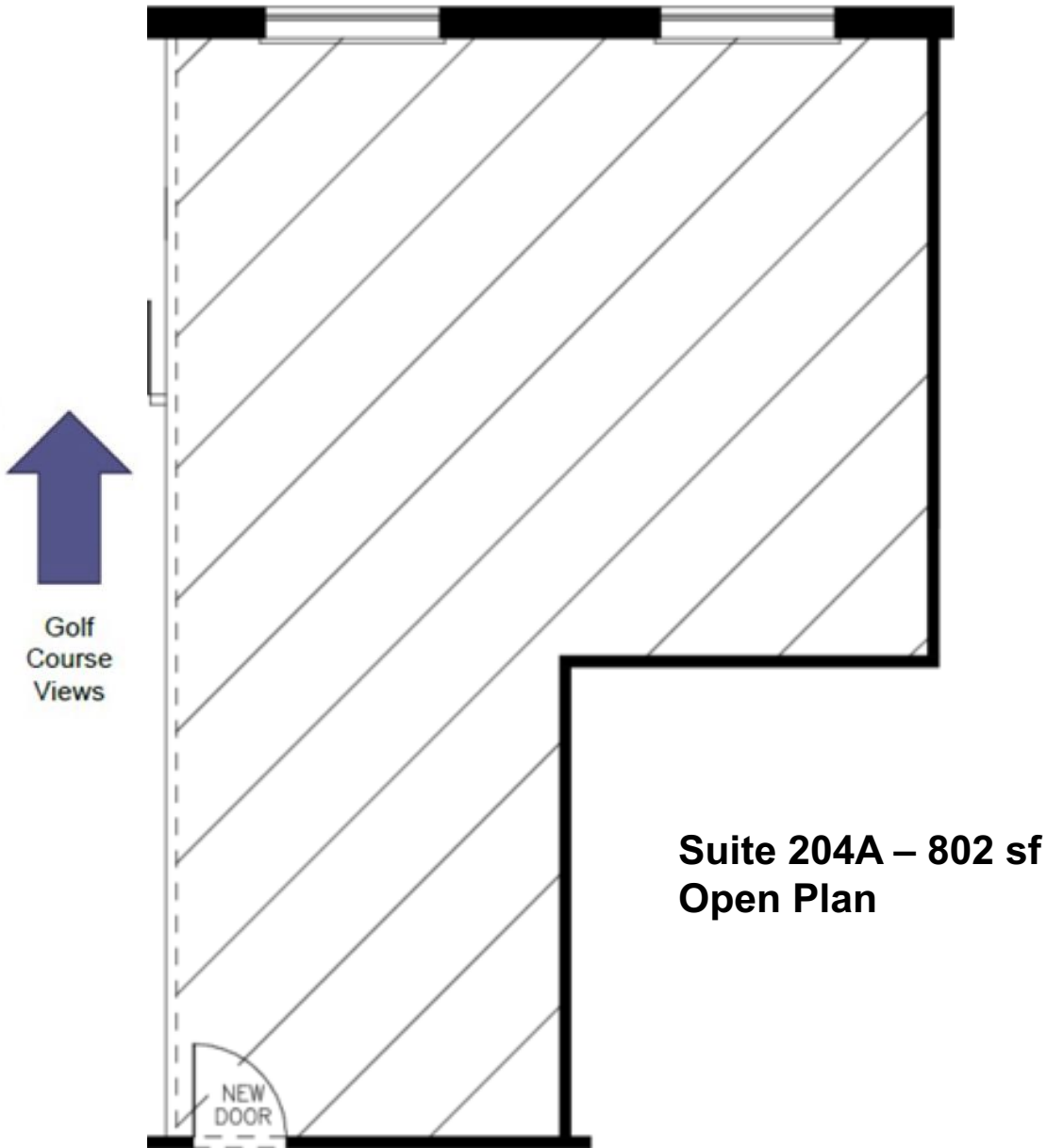


First Floor

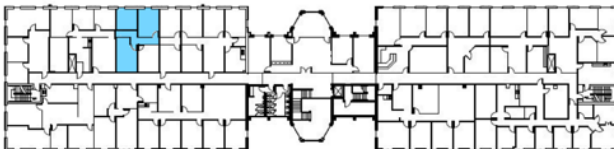
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**Suite 204A – 802 sf
Open Plan**



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NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Time has expired all real estate licenses to give the following information about brokerage services to prospective buyers, owners, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a salesperson represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a salesperson by accepting an offer of salespersonship from the listing broker. A salesperson may work in a different real estate office. A listing broker or salesperson can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because the owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

This is not a contract.

The real estate licensee admits that you acknowledge receipt of this information about brokerage services for the licensee's records.

Michael Huge d/b/a/ Huge Real Estate Advisors

Real Estate Broker/Coopar

Buyer, Seller, Tenant or Landlord

Date

Real Estate License#

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12044, Austin, Texas 78712-0044 or call 787-603-9960.