

FOR LEASE OFFICE BUILDING



1193 W JOHN CARPENTER FWY, IRVING, TX 75039



PROPERTY HIGHLIGHTS

- ±2,100 SF
- Professional Office
- Class A Finish-out
- Move-In Ready Suites
- Building/Monument Signage
- Dedicated Parks for Suites
- Near DFW Int'l Airport
- Access to SH 114 / I635 & SH 161
- Located on NWQ of SH 114 and N. MacArthur Blvd

LEASE RATE \$23.00-25.00 SF/YR | NNN



CONTACT INFORMATION

AMY PHAM-WOODWARD
Office: 817.488.4333
Cell: 817.455.7025
amy@championsdfw.com

JIM KELLEY
Office: 817.488.4333
Cell: 817.909.7875
jim@championsdfw.com

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	30 to 60 months
Total Space:	2,100 SF	Lease Rate:	\$23.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	Available	2,100 SF	NNN	\$23.00 - 25.00 SF/yr

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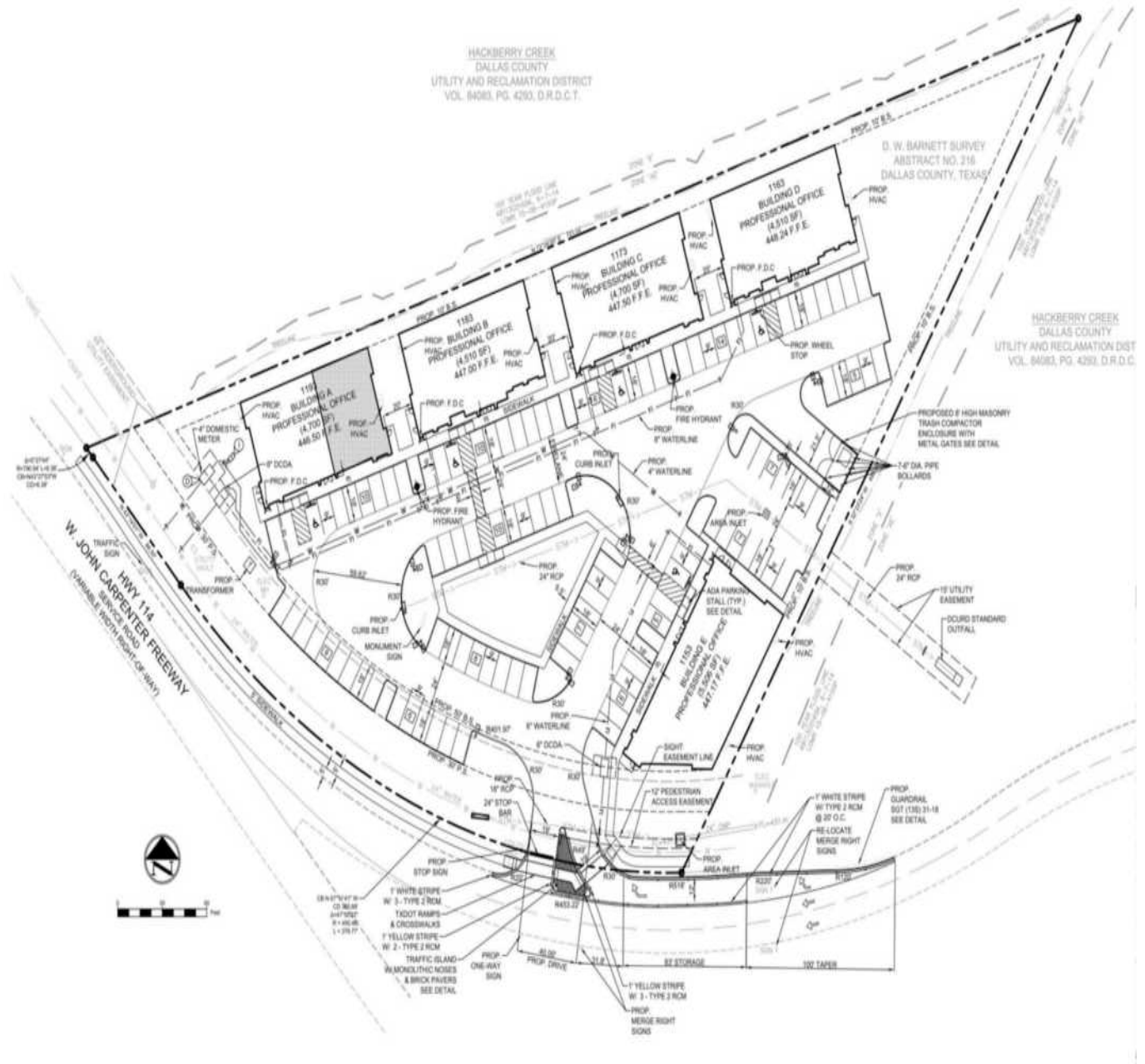
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SITE PLAN



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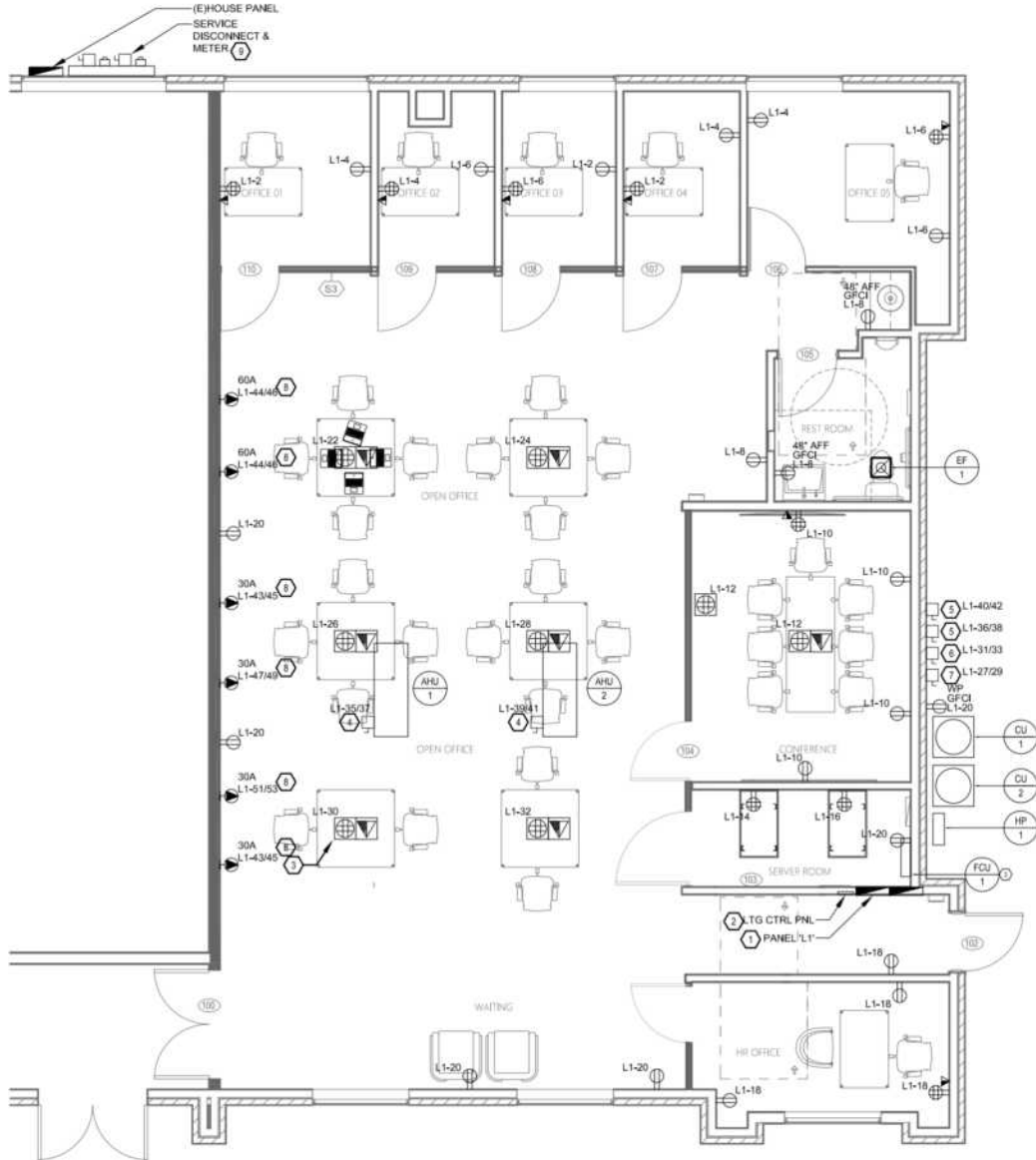
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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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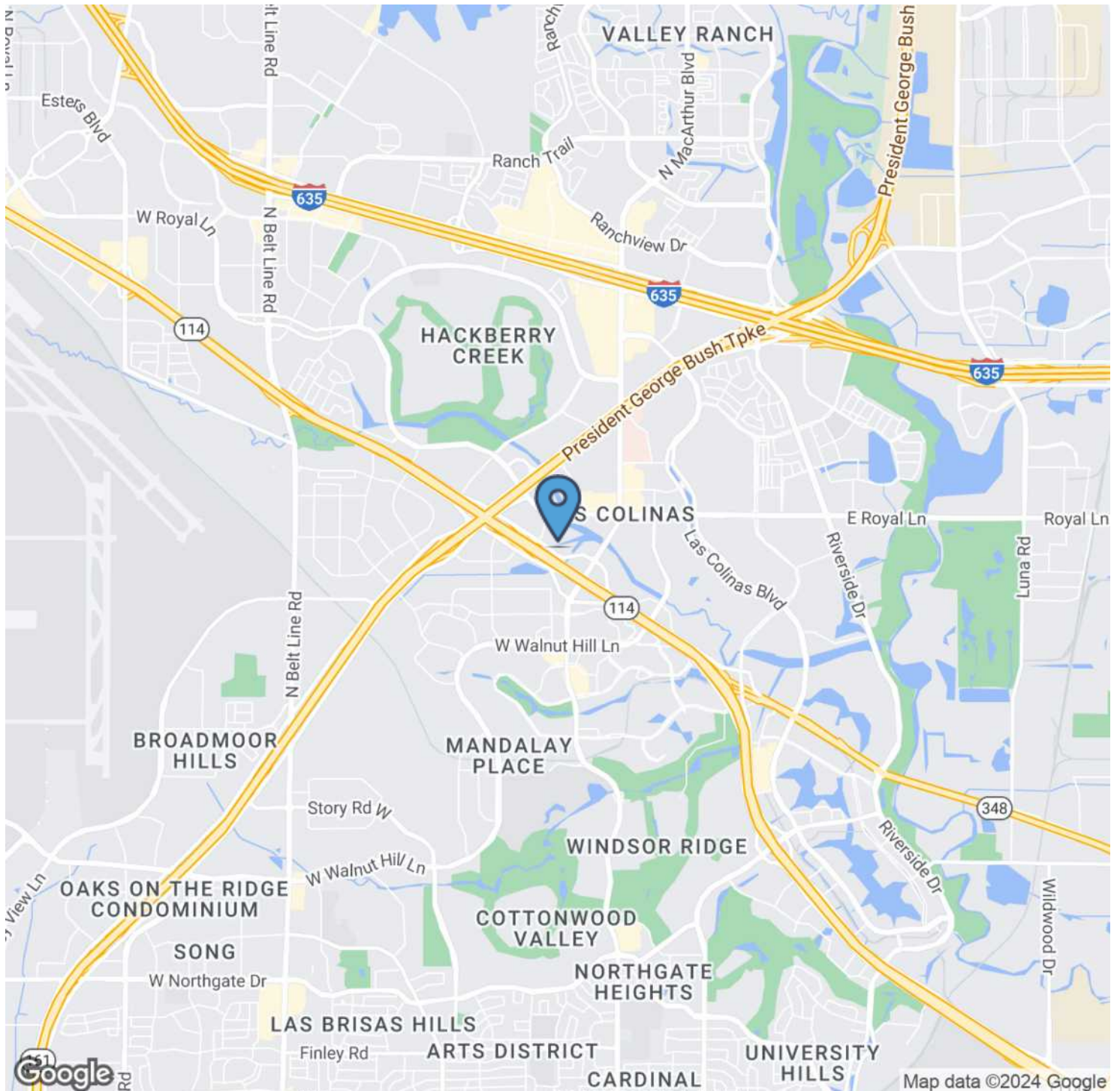
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LOCATION MAP



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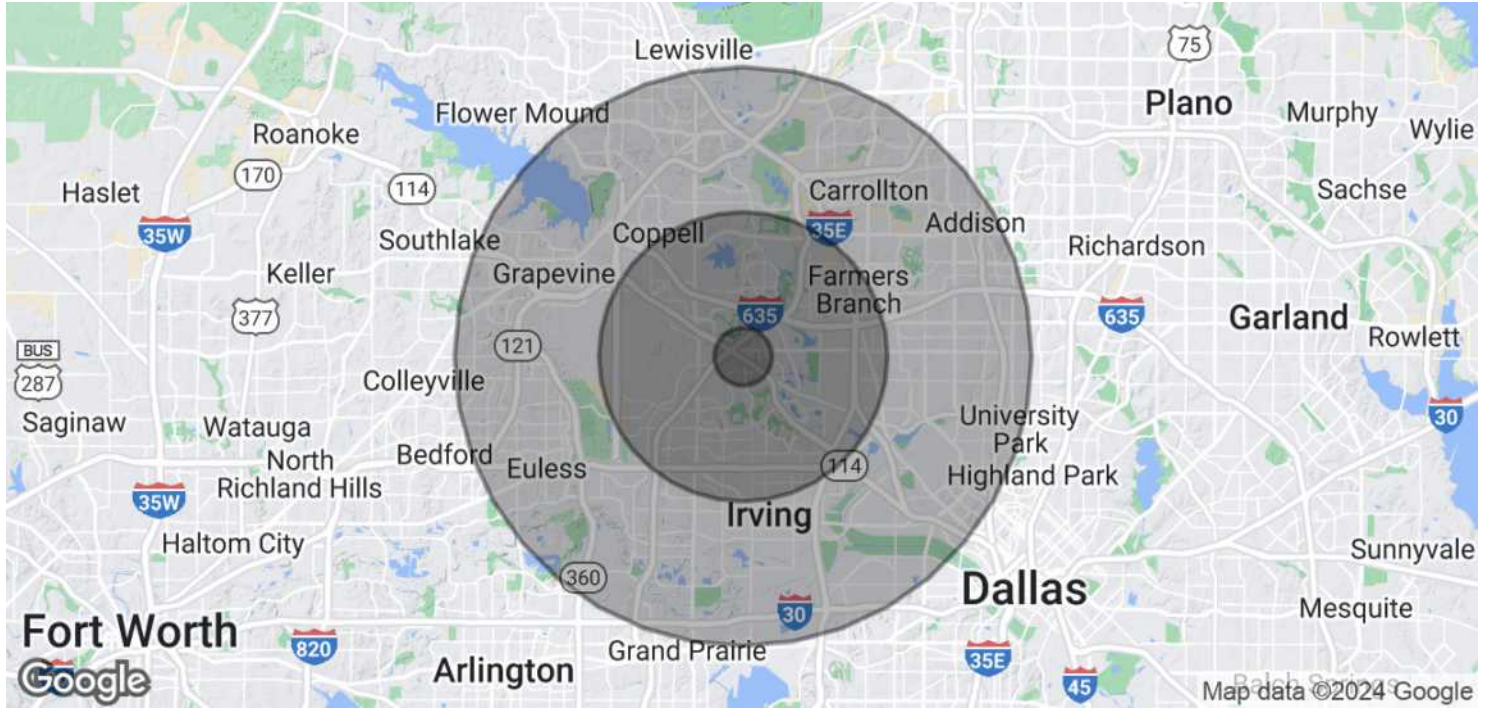
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,730	204,464	932,786
Average Age	30.8	33.6	35.9
Average Age (Male)	31.1	33.1	35.0
Average Age (Female)	29.3	33.7	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,320	84,556	385,712
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$89,959	\$87,577	\$95,730
Average House Value	\$107,606	\$196,579	\$244,408

2020 American Community Survey (ACS)

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BROKER CONTACTS



AMY PHAM-WOODWARD

Senior Associate

C: 817.455.7025

amy@championsdfw.com



JIM KELLEY

Principal/Broker

C: 817.909.7875

jim@championsdfw.com

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