



FREEPORT OFFICE CENTER II



4600 REGENT BLVD | IRVING, TEXAS



# INVESTMENT HIGHLIGHTS

- Dense surface parking (5.35/1,000)
- Renovated common areas & exterior
- Foodsby
- Full floor opportunity (Up to 40k RSF)
- 10-12' ceiling heights
- First floor lobby exposure
- Efficient, rectangular floor plates
- Controlled access system



## STRATEGICALLY LOCATED

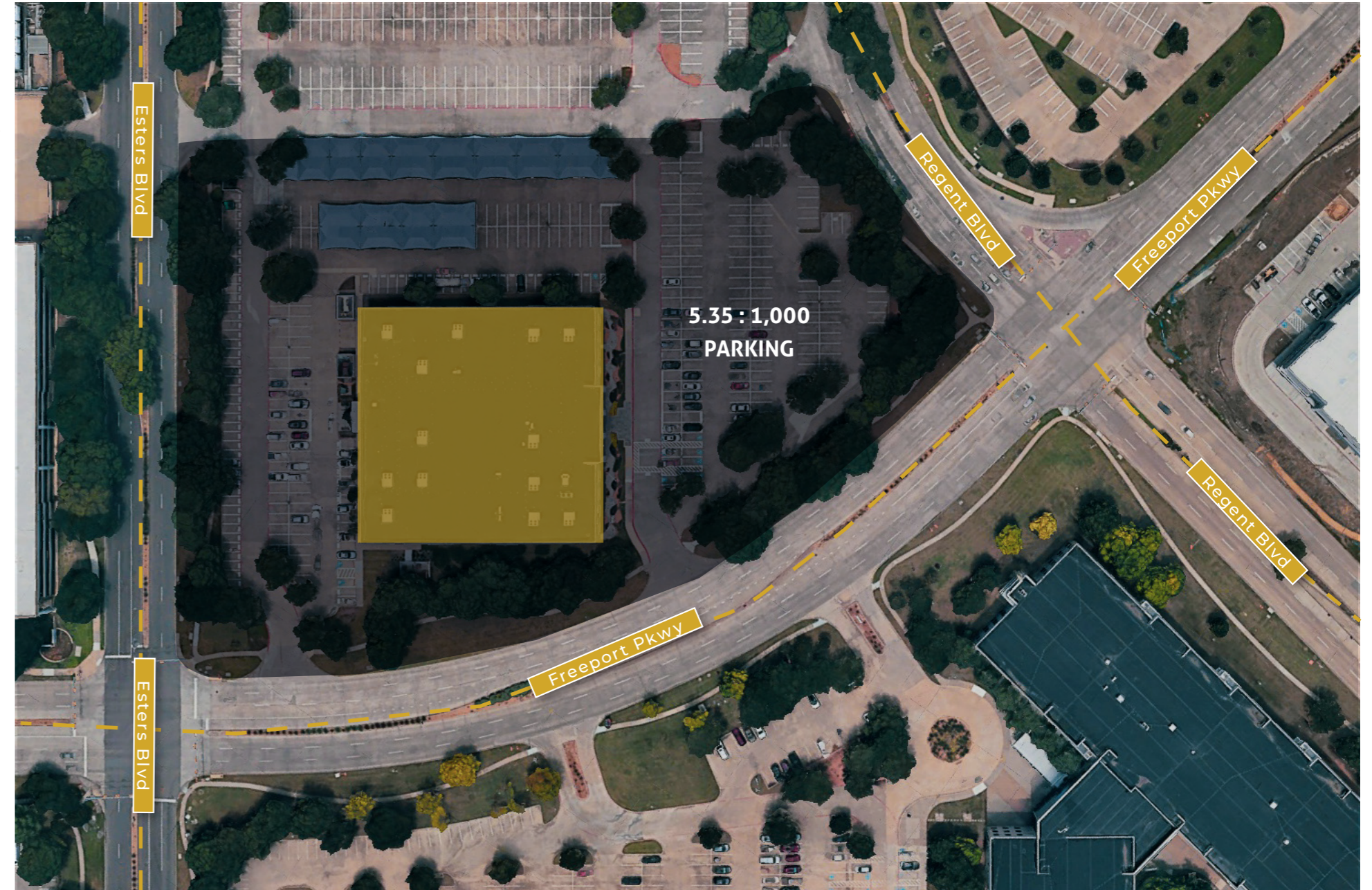
With equal access to both Dallas and Fort Worth, Freeport Office Center offer unmatched accessibility to an impressive and vast talent pool. The recently updated two-building office campus includes large floor plates, floor-to-ceiling windows, controlled access, and a phenomenal signage opportunity.

# INFRASTRUCTURE



<b>Building Size</b>	80,390 RSF
<b>Floor Plates</b>	40,190 RSF
<b>Floors</b>	2
<b>Elevators</b>	1
<b>Land Size</b>	5.95 Acres
<b>Ceiling Heights</b>	10' dropped / 12' to deck
<b>Parking</b>	5.35:1,000 ratio 428 total spaces 122 carport
<b>Fire &amp; Safety</b>	Fully Sprinklered
<b>Land Size</b>	5.95 Acres
<b>Roof</b>	<ul style="list-style-type: none"> <li>Multi Ply BUR with gravel surfacing</li> <li>Perlite Insulation</li> <li>Metal Deck</li> <li>Installed in 2001</li> </ul>

- Generators**
- Floor 1**
- Cummins/Onan 500kW
  - Utility feed is designed to handle all of the 1st floor
- Floor 2**
- Kohler 500kW
  - Utility feed is designed to handle all of the 2nd floor
- HVAC**
- 13 rooftop packaged air conditioning units manufactured by Lennox and Carrier with rated cooling capacities varying from 15-25 tons.
  - 6 units serve the 1st floor and were installed in Q4 2023.
  - 7 units are original to the building.
  - Heating is provided by package units equipped with natural gas-fired furnaces rated at 260K BTU.
  - Supply air from the rooftop package units is distributed via sheet metal ducts to the respective zones.
  - Controls for the system primarily consist of local wall mounted.
  - Thermostats control the zone dampers and a Building Management System manufactured by Carrier.



# IDEALLY LOCATED

90+

Restaurants ●

35+

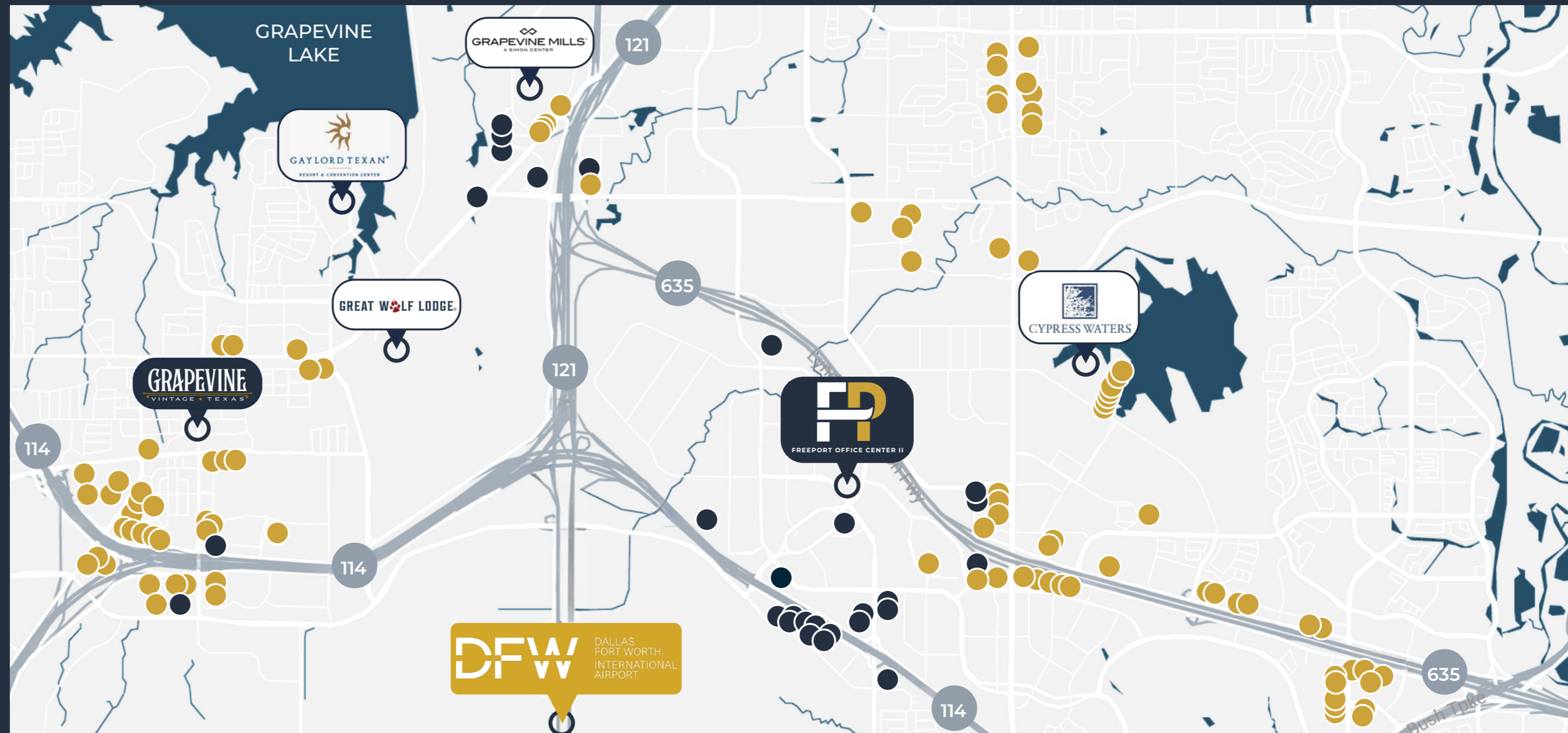
Hotels ○

50+

Retail Options

*\*Within 5-Miles*

- Central location with access to major highways including LBJ Fwy (I-635), W John Carpenter Fwy (SH-114), SH-121 & President George Bush Turnpike (SH-161)
- 3 miles from DFW Airport
- 5 miles from Irving Convention Center & Toyota Music Factory

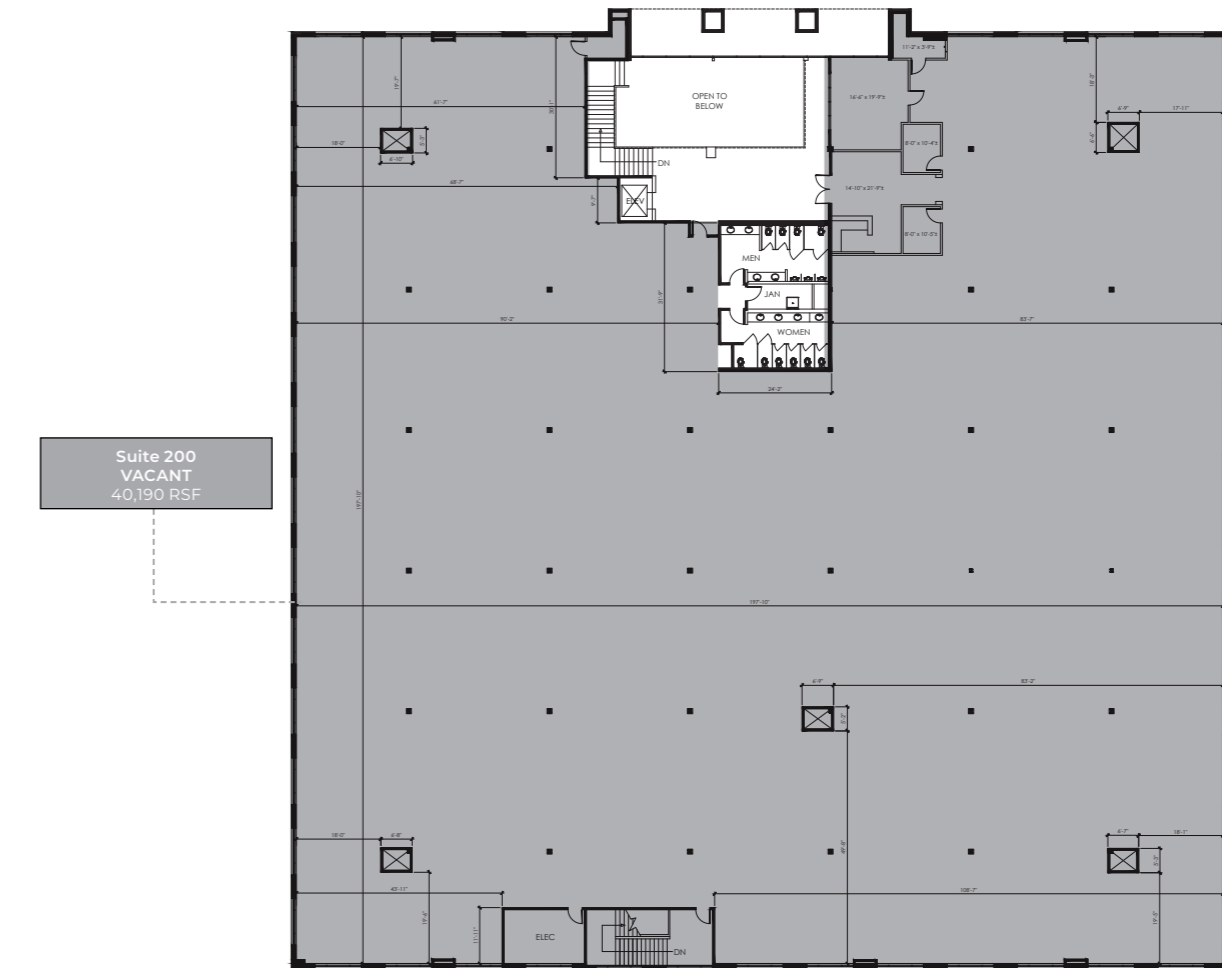


# FLOOR CONFIGURATION

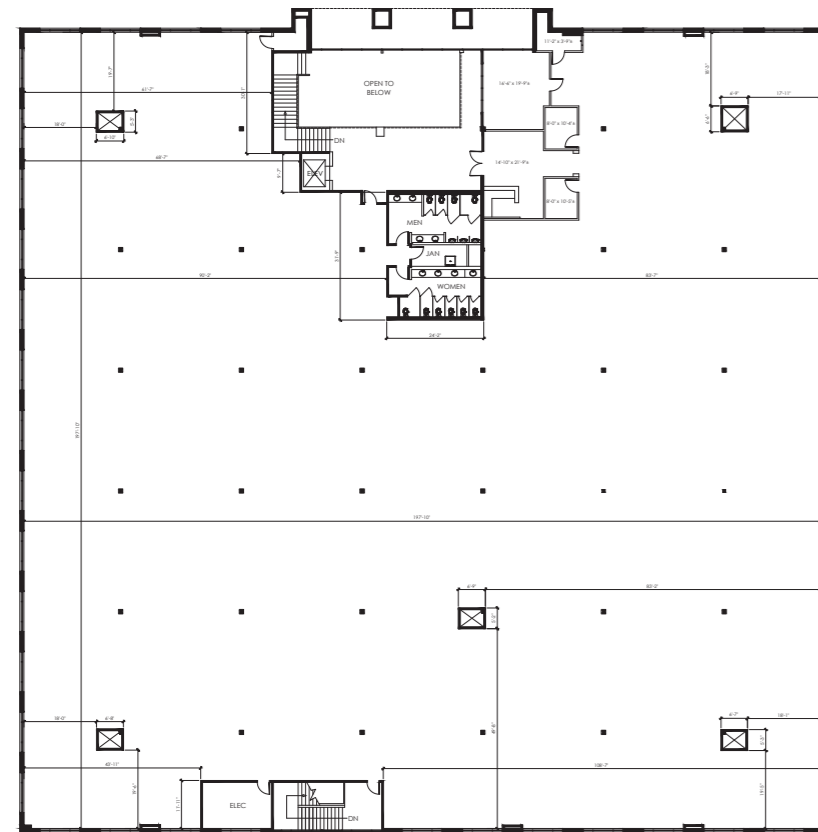
1st FLOOR



2nd FLOOR



## 2ND FLOOR WHITE BOX



40,190 RSF









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FOR ADDITIONAL INFORMATION CONTACT

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