

1525 WEST WALNUT HILL



**1555 WEST WALNUT HILL
IRVING, TEXAS 75038**



PROPERTY FEATURES

Las Colinas Commons is a two-building 224,771 SF property located at 1525 - 1555 Walnut Hill Lane in the Las Colinas Office Center. Extensive renovations in 2007 included new building entries, exterior facades, new high efficiency HVAC systems, upgraded mechanical, security and life safety systems, new lobbies, common areas, restrooms, elevator cabs and the addition of monument signage. The property is located adjacent to DFW International Airport and provides numerous amenities to tenants, abundant parking, and is in close proximity to many restaurants and hotels.

- Full floor availabilities in Walnut Hill Business Park
- Covered drive facing Walnut Hill
- Monument signage available
- 5/1,000 parking
- The property currently has fiber provided by AT&T, Frontier, and Spectrum
- Local Management with on-site engineering

1525 WEST WALNUT HILL (SINGLE TENANT CAPABILITY)

- Year Built/Renovated: 1979/2001
- Total RBA: 65,827 SF
- Floor Plate: approximately 20,000 SF
- Second generation space ready for tenant improvements

1555 WEST WALNUT HILL

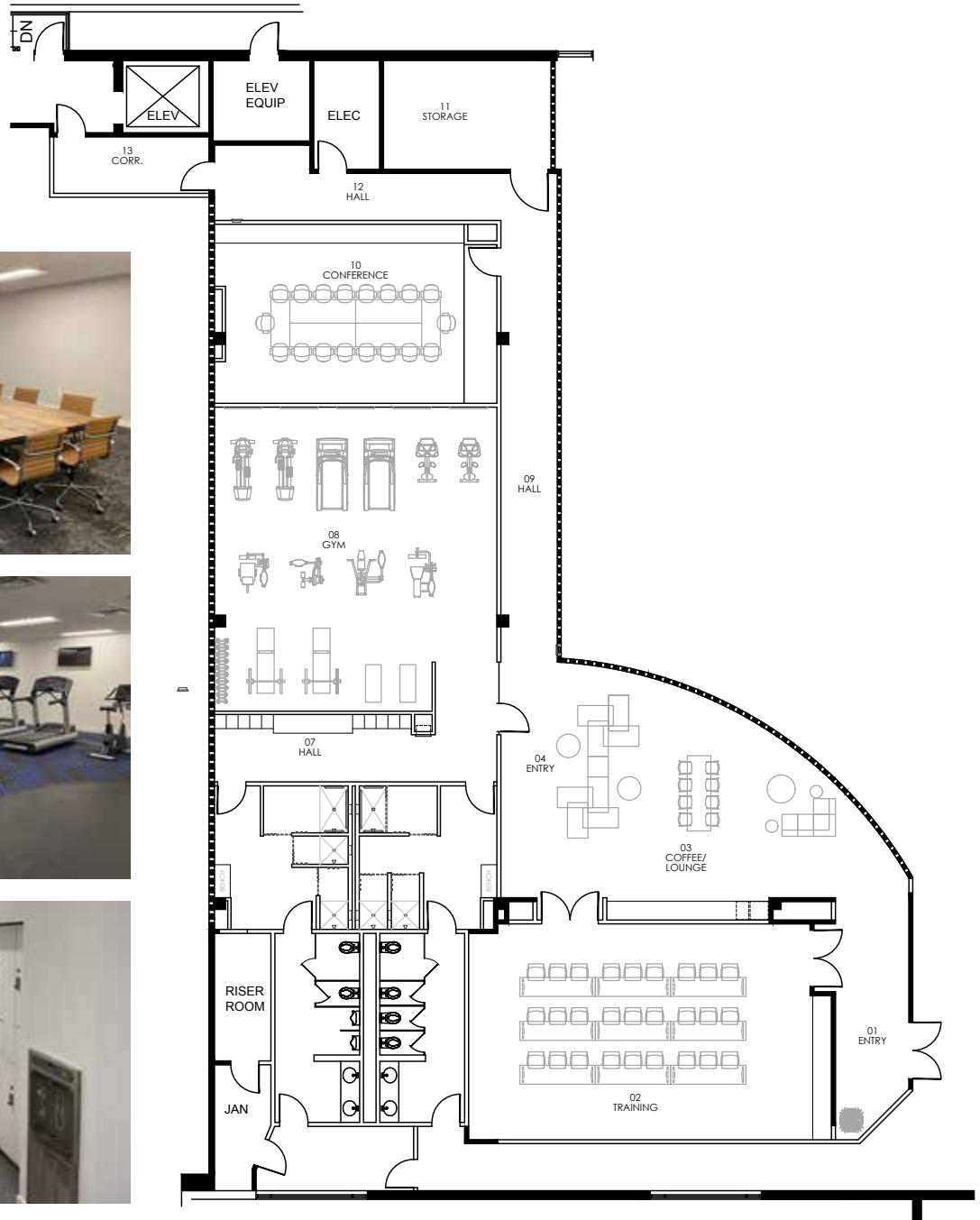
- Year Built/Renovated: 1981/2006/2019
- Total RBA: 156,510 SF
- Floor Plate: approximately 80,000 SF
- Shell space with ceiling dropped in





ON-SITE AMENITIES

VIRTUAL TOUR



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PAUL HERNANDEZ
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AREA AMENITIES

Inchin's Bamboo Garden
Chennai Cafe
Southern Spice
Dimassi's Mediterranean Buffet
Wingstop
Wow Hair Studio
Gentle Dentistry of Las Colinas
In-Out-Burger
Yummilicious Frozen Yogurt
Andalous Mediterranean Grill
Lenny's Sub Shop

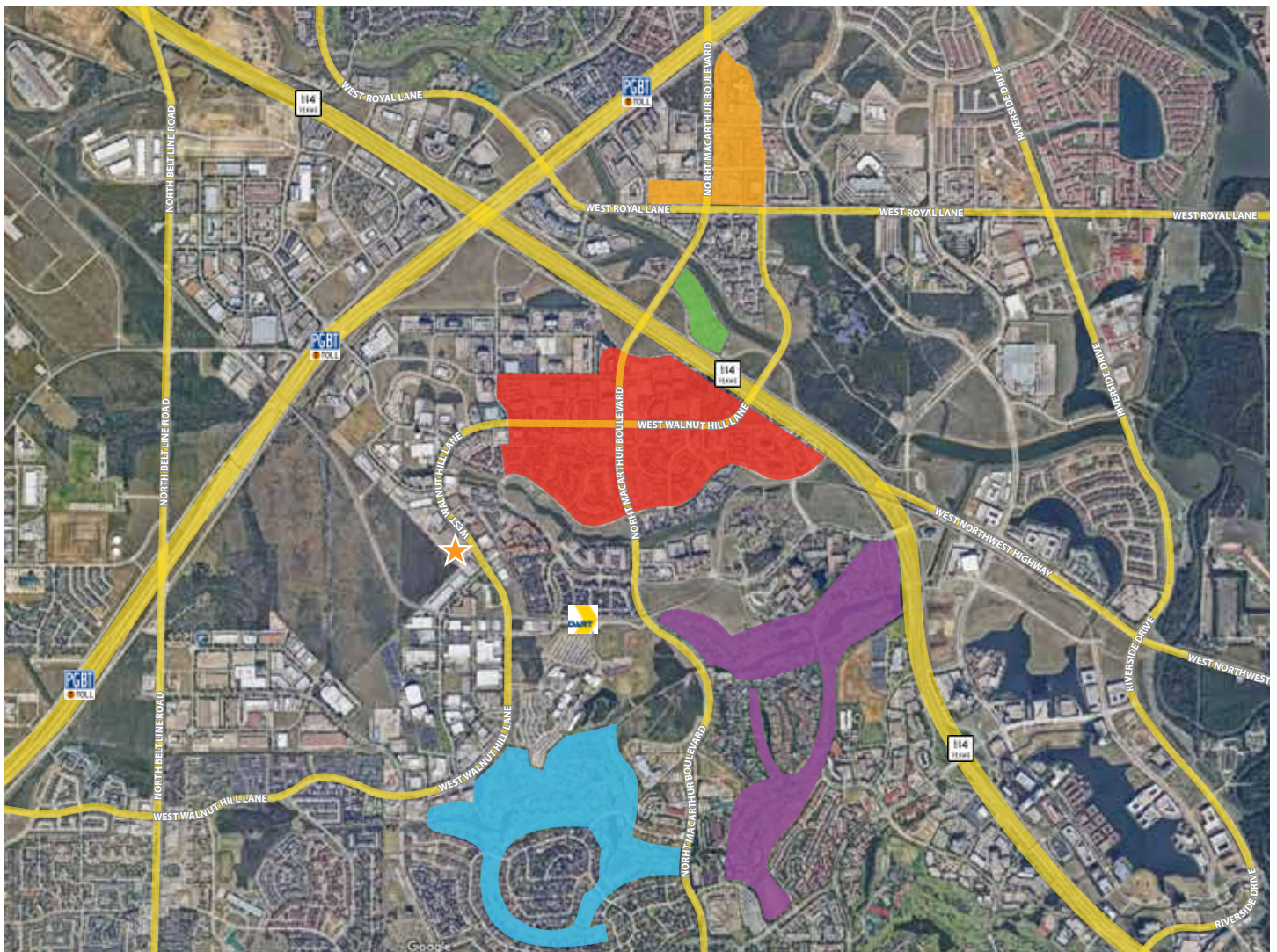
Bread Zeppelin
Salad Elevated
Five Guys Burgers & Fries
Pie Five Pizza Company
La Madeleine Country French Cafe
Sushi Tokyo
Sprint Store
Pollo Tropical
Zoes Kitchen
Primrose School of Las Colinas
Blu Ginger Thai Cafe

SPIN! Neopolitan Pizza
The Bistro
Veranda Greek Cafe
Jack in the Box
Wendy's
Beirut Rock Cafe
Sonic Drive-In
Champps Kitchen and Bar
Benihana
Rodizio Grill

Vitality Bowls
Red Hot & Blue
Taco Diner
Terra Mediterranean Grill
Smashburger
SunstoneFIT
The Blue Fish
The Keg Steakhouse & Bar
The Ranch at Las Colinas

TPC Four Seasons

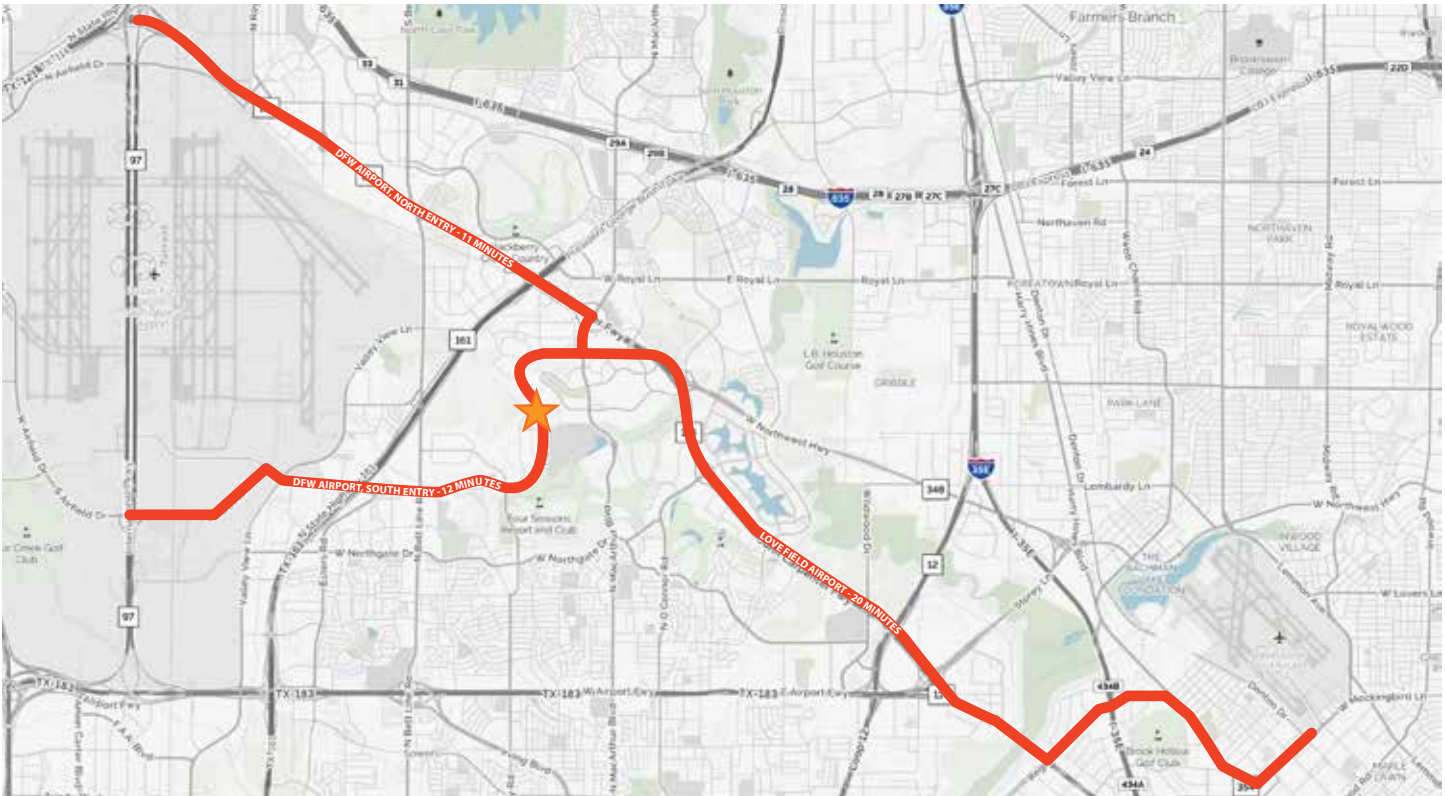
Cottonwood Valley
Golf Course



LAS COLINAS
COMMONS

HOLT LUNS福德
COMMERCIAL

LOCATION MAP





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

01-08-2024



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date