



For Lease/ Sale
113 E State Highway 121 - Suite # 100
2,576 SF of Office/Medical Space Available in Coppell, TX 75019



ARUNESH VIVEK

LICENSE NO: 0618109

MOB: 214-732-3623



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113 E State Highway 121 - Suite # 100
2,576 SF of Office/Medical Space Available in Coppell, TX 75019

HIGHLIGHTS

- Prime Corner Location: SWQ of TX-121 and Denton Tap Rd
- Nearby Retailers: Market Street, Whataburger, Rosa's Café, Black Walnut Café, Bank of America, and many more
- Strong Demographics: \$158,257 Avg. Household Income within 1 mile
- Traffic Counts: 116,000 VPD on TX-121 | 27,000 VPD on Denton Tap Rd
- Minutes from major attractions: The Star, Dr. Pepper Ballpark, Legacy West
- Modern Architecture with Floor-to-Ceiling Windows

PROPERTY FACTS

- | | |
|-----------------------------|-----------------|
| • Building Type | Office |
| • Year Built | 2019 |
| • Building Height | 1 Story |
| • Building Size | 4,624 SF |
| • Building Class | B |
| • Typical Floor Size | 2,576 SF |
| • Unfinished Ceiling Height | 14' |

PROPERTY OVERVIEW

- The Edge Office Campus is a newly constructed, modern office and medical condo development located at the high-traffic intersection of TX-121 and Denton Tap Rd in Coppell, TX.

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OFFICE SUITES FINISH OUT IN THE EDGE OFFICE CAMPUS

113 STATE HWY-121, BUILDING- F, SUITE # 100, COPPELL, TEXAS-75019

Review is limited to the contents of the plans submitted and any errors or omissions contained herein shall not be construed as permission to allow any condition to exist in violation of the codes of the City of Coppell.

Prior to C.O. or Final, the general contractor shall provide as-built plans in PDF.

Permit #:
BLDC19-10-015003

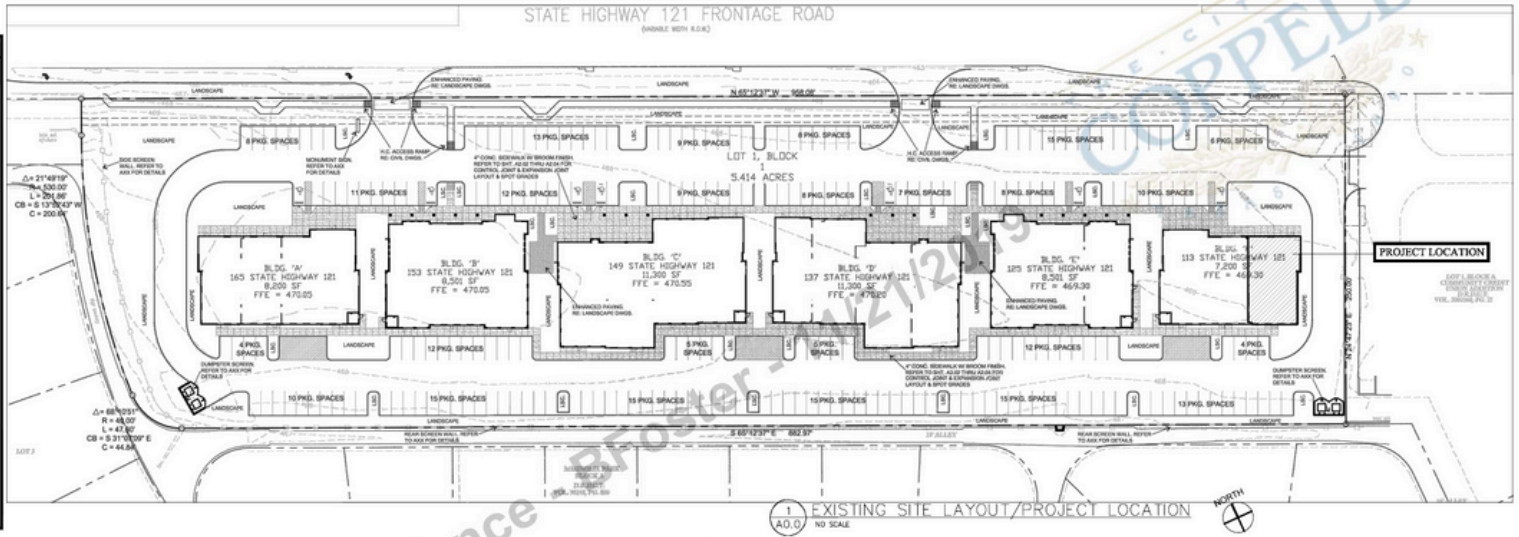
CITY OF COPPELL
Approval of any plans and or specifications shall not be construed to mean approval of construction in direct conflict with the City of Coppell codes and ordinances.

APPROVED FOR CODE COMPLIANCE
CITY OF COPPELL BUILDING INSPECTIONS
11/21/2019
SP/valter

CITY APPROVED SET MUST REMAIN
ON JOB SITE AT ALL TIMES

8-1/2" X 11" COMMENT SHEETS
FORM A PART OF THIS
APPROVED SET

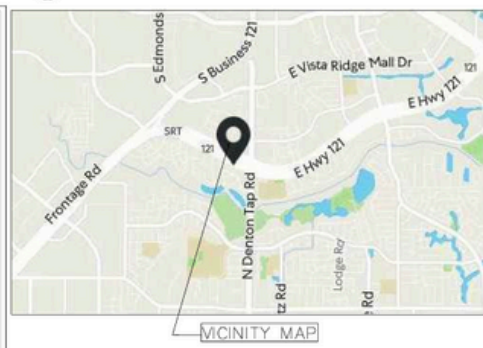
- #### GENERAL NOTES
- ALL CONSTRUCTION SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE (I.B.C.) GROUP B OCCUPANCY AND ALL OTHER APPLICABLE CODES, ORDINANCES, RULES AND REGULATIONS.
 - ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT (ADA) AND THE 2010 ADA ACCESSIBILITY STANDARDS.
 - THIS BUILDING HAS A COMPLETE AND APPROVED AUTOMATIC SPRINKLER SYSTEM. REWORK EXISTING SYSTEM AS REQUIRED BY CODE.
 - ALL DIMENSIONS ARE TO FINISH FACE OF WALL AND COLUMN CENTER LINE UNLESS NOTED OTHERWISE.
 - THESE DRAWINGS ARE NOT TO BE SCALED.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO EXTRA COMPENSATION WILL BE GIVEN TO A SUBOR SUPPLIER WHO HAS BID FROM AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. IN CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN DRAWINGS, THE MOST EXTENSIVE NOTE OR CONSTRUCTION SHALL PREVAIL, AND THE CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY OF SUCH DISCREPANCIES.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL INDICATE ON THESE PLANS ALL APPROVED CHANGES TO THE WORK. THIS SET OF DRAWINGS SHALL BE TURNED OVER TO THE OWNER WHEN THE PROJECT IS COMPLETED.
 - SHOULD ANY HAZARDOUS MATERIALS OR SYSTEMS BE ENCOUNTERED, ONE WRITTEN NOTICE TO THE OWNER AND LANDLORD OF SUCH ITEMS, BEFORE PROCEEDING, OBTAIN OWNER'S WRITTEN INSTRUCTIONS AS TO PROCEDURES AND METHODS TO BE USED, CONFORM WITH ENVIRONMENTAL PROTECTION ACT RULES AND REGULATIONS.
 - FIRE EXTINGUISHERS TO BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR AS REQUIRED BY THE CITY FIRE MARSHAL.
 - ALL DIMENSIONS WITH AN ASTERISK ARE CRITICAL FOR COMPLIANCE WITH ACCESSIBILITY CODES. DO NOT VARY WITHOUT DESIGNER'S APPROVAL.
 - ALL PENETRATIONS IN EXISTING WALLS INCLUDING, BUT NOT LIMITED TO POWER RECEPTACLES, LIGHT FIXTURES AND SPRINKLER PIPING SHALL BE CAREFULLY AND COMPLETELY SEALED WITH FIRE RATED SEALANT.
 - ALL ROOF PENETRATIONS TO BE DONE BY LANDLORD'S ROOFER.



DRAWING INDEX	
ARCHITECTURAL	
A0.0	COVER SHEET
A2.1	PROPOSED DIMENSION PLAN & SCHEDULES
A2.2	FLOOR FINISH PLAN & FURNITURE / EQUIPMENT / MILLWORK PLAN
A2.3	REFLECTED CEILING PLAN & LIFE SAFETY PLAN
A5.0	ENLARGED RESTROOM PLAN/ELEVATIONS, RESTROOM ACCESSORIES & DETAILS
A9.0	ROOM FINISH SCHEDULE, DOOR SCHEDULE, MTL. STUDS SCHEDULE & TYPICAL T&S MOUNTING HTS
MECHANICAL-PLUMBING & ELECTRICAL	
M1-1	HVAC PLAN AND SCHEDULES
M2-1	HVAC NOTES, SCHEDULES & COM-CHECK
E1.1	LIGHTING PLAN AND SCHEDULE
E2.1	POWER PLAN & SCHEDULE
E3.1	ELECTRICAL LINE DIAGRAM, PANEL BOARD SCHEDULE, NOTES AND COM-CHECK
PL.1	PLUMBING GENERAL NOTES AND SPECS
PL.2	PLUMBING DRAINAGE/WASTE & VENT PLAN
PL.3	PLUMBING DOMESTIC WATER SUPPLY

BUILDING DESIGN	
OCCUPANCY CLASS:	BUSINESS
CONSTRUCTION TYPE:	TYPE-V-B
FIRE SPRINKLERED	YES
FIRE ALARM SYSTEM	YES
EXISTING BUILDING AREA	7,200 SF
PROPOSED TENANT FINISH OUT AREA	2,550 SF
APPLICABLE CODES	
2015 INTERNATIONAL BUILDING CODE	
2015 INTERNATIONAL ENERGY CONSERVATION CODE	
2015 INTERNATIONAL MECHANICAL CODE	
2015 INTERNATIONAL PLUMBING CODE	
2014 NATIONAL ELECTRIC CODE	
2015 INTERNATIONAL FIRE GAS CODE	
2015 INTERNATIONAL FIRE CODE	
SECTION 1004- OCCUPANT LOAD	
EXISTING OCCUPANT LOAD CALCULATIONS	
EXISTING TENANT AREA	2,550 SF
OCCUPANT LOAD	2,550 / 100 = 26 PEOPLE
MEANS OF EGRESS	
GROUP-B EGRESS WIDTH REQUIREMENT WITH SPRINKLER SYSTEM = 0.2" PER OCCUPANT	
EXIT WIDTH REQUIRED = 20X 0.2 = 5.2"	
EXIT WIDTH PROVIDED = 6'-0"	
NUMBER OF EXITS REQUIRED = 1 EXIT	
NUMBER OF EXITS PROVIDED = 3 EXITS	
TRAVEL DISTANCE: 78'-0"	
PARKING REQUIREMENTS	
PARKING : EXISTING PER LANDLORD	

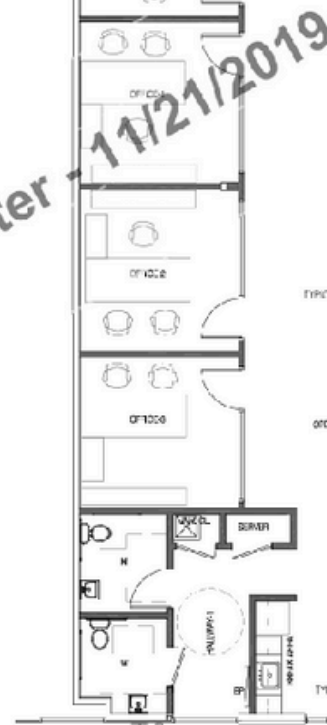
TABULATIONS	
LOT AREA:	5.414 ACRES
GROSS BUILDING AREA:	95,000 SF
LOT COVERAGE / F.A.R.:	23.3% / 0.23:1
APPROX. BUILDING HEIGHT:	22'-3" (ONE STORY)
BUILDING EXTERIOR:	BRICK, CAST STONE, ADHERED NATURAL STONE, & METAL PANELS ON WOOD STUDS WITH STRUCTURAL STEEL FRAMING
ZONING:	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED USE:	OFFICE & MEDICAL OFFICE
PARKING REQUIREMENTS	54,548 SF
TOTAL LEASABLE AREA:	55,000 SF (50% OFFICE, 50% MEDICAL OFFICE)
TOTAL GROSS AREA:	54,548 SF
OFFICE (1 PER 300 SF):	27,500 SF / 300 = 92 SPACES REQUIRED
MEDICAL OFFICE (1 PER 175 SF):	27,500 SF / 175 = 157 SPACES REQUIRED
TOTAL PARKING PROVIDED:	249 SPACES
TOTAL PARKING REQUIRED:	249 SPACES
HANDICAP PARKING PROVIDED:	7 SPACES
HANDICAP PARKING REQUIRED:	7 SPACES
VAN-ACCESSIBLE PKG. REQ. VAN-ACCESSIBLE PKG. PROVIDED:	1 SPACE 2 SPACES



PLUMBING FIXTURES REQUIREMENTS PER TABLE 2902.1			
FIXTURE TYPE	WOMEN (13)		MEN (13)
WATER CLOSETS/ URINALS	1 REQUIRED	1 PROVIDED	1 REQUIRED 1 PROVIDED
LAVATORY	1 REQUIRED	1 PROVIDED	1 REQUIRED 1 PROVIDED
SERVICE SINK	1 REQUIRED		1 PROVIDED

PROJECT INFORMATION	
CONTACTS	
LANDLORD CONTACT:	SRINIVASU YELAMARTI ASSETS MONITOR LLC, 1601 JOHNSON PL., FLOWER MOUND, TX-75028
TENANT CONTACT:	SRINIVASU YELAMARTI ASSETS MONITOR LLC, 1601 JOHNSON PL., FLOWER MOUND, TX-75028
CONTRACTOR	
CONTACT: JOHN COLDWELL DRA, LLC E-MAIL: JCOLDWEL214@GMAIL.COM PH NO: (469) 450-3146 (972) 290-6939	
ARCHITECT	
RASHMI C. ARCHITECT CONTACT: RASHMI CHANDEL PH NO: (817) 891-7918 EMAIL: rashmi@rashmic.com	
MECHANICAL, ELECTRICAL & PLUMBING ENGINEER	
RCS ENTERPRISES LP, 400 N. ALLEN DR. SUITE#205, ALLEN, TEXAS-75013 CONTACT PH NO: (972) 727-8572	





SHEET NO.
A2.2
1 OF 12

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Beam Real Estate, LLC.	0526411	mani@beamrealestate.com	(972)484-6644
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm Mani P Jacob	License No. 0480204	Email mani@beamrealestate.com	Phone (972)484-6644
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Arunesh Vivekananthan	0618109	arunesh.vivek@gmail.com	(214)732-3623
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Beam Real Estate, LLC, 14455 Webb Chapel Rd, Dallas TX 75244
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IABSS 1-1
TXR 2501
113 State Hwy 121

The Edge Office Campus – Suite 100 (2,576 SF)

Property Description

The Edge Office Campus is a newly constructed, modern office and medical condo development prominently located at the intersection of **TX-121 and Denton Tap Road** in Coppell, TX. As the first professional office building visible along TX-121 when arriving from DFW Airport, this contemporary complex offers unparalleled exposure, accessibility, and prestige.

Suite 100 is a **premium corner suite totaling 2,576 SF**, featuring abundant natural light, modern finishes, and flexible open space that can be tailored to meet tenant requirements. The property provides multiple entry points from both TX-121 and Denton Tap Rd, ensuring seamless access for patients, clients, and employees. Surrounded by established neighborhoods, retail, and commercial hubs, the site is ideally positioned for success.

Highlights

- **Suite 100 – Premium Corner Location:** 2,576 SF at SWQ of TX-121 and Denton Tap Road
- **Traffic Counts:** 116,000 VPD on TX-121 | 27,000 VPD on Denton Tap Rd
- **Nearby Retailers:** Market Street, Whataburger, Rosa's Café, Black Walnut Café, Bank of America, and more
- **Proximity to Major Attractions:** The Star, Dr. Pepper Ballpark, Legacy West
- **Strong Demographics:** \$158,257 average household income within 1 mile
- **Modern Design:** Floor-to-ceiling windows, sleek architectural lines
- **Ample Parking & Attractive Landscaping**
- **Turnkey Interiors:** Private conference rooms, workstations, and reception area
- **Ideal Use:** Medical, dental, and professional office space

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