



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



For Lease/ Sale
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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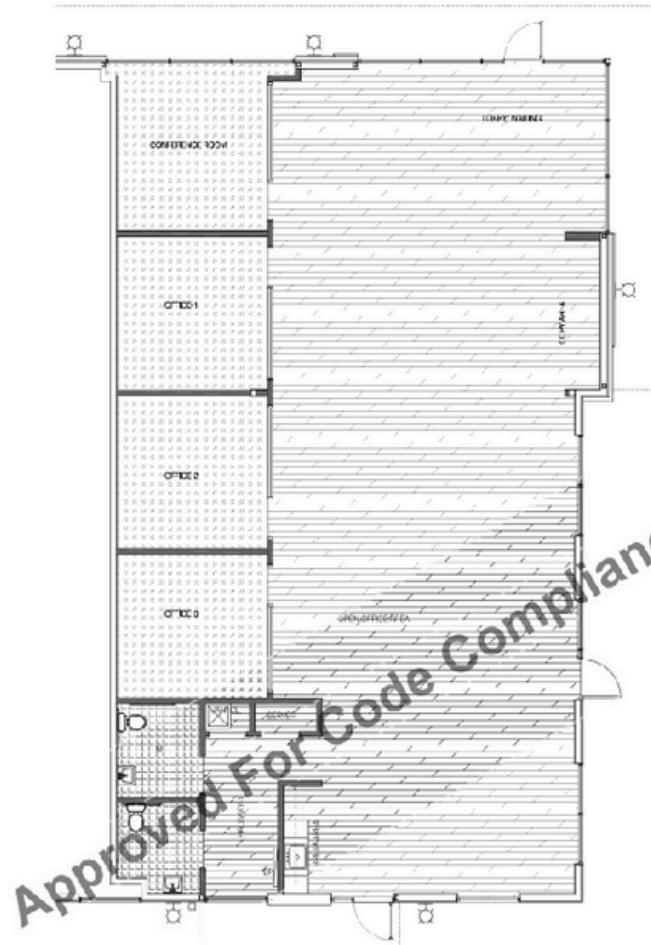
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DATE: 11/20/19
KEY/CAGE:

OFFICE SUITES FINISH OUT
IN THE ESTATE OFFICE CAMPUS
113 STATE HIGHWAY 121, BUILDING F, SUITE # 100, COPPELL, TEXAS 75019



rashmi C
ARCHITECTURE, PLANNING, INTERIORS
603 CANTON, SUITE 200, ARLINGTON, TEXAS 76019
PH. NO. (817) 251-7526 EMAIL: rawni@rauni.com

SHEET NO.
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1 OF 1



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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.



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

Designated Broker of Firm **Mani P Jacob** **0480204** **mani@beamrealestate.com** **(972)484-6644**
Licensed Supervisor of Sales Agent/
Associate

Arunesh Vivekananthal **0618109** **arunesh.vivek@gmail.com** **(214)732-3623**
Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501
113 State Hwy 121

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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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