



## Yardelle Business Building

227 NE Loop 820, Hurst, TX 76053

*Talley*  
**RENTS**



**Marco Carrera**

Talley Rents

227 Loop 820 Blvd, Suite 300, Hurst, TX 76053

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(817) 616-1211



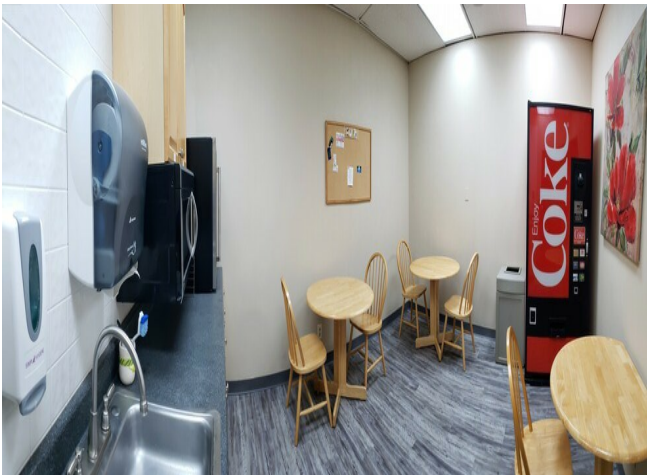
# Yardelle Business Building

\$13.00 - \$14.00 /SF/YR

Location: 227 NE Loop 820, Hurst TX 76053  
 Limited Space Available!  
 Favored by Tenants and Highly Suitable for any office.  
 Located across from North East Mall, near DFW Airport.  
 Spectrum Fast Speed Internet/TV available Or ATT.  
 Updated central heat / ac unit.  
 Updated L.E.D lighting with fresh paint.  
 Plenty of free parking available.  
 Easy Interstate Hwy access between Ft.Worth & Dallas on IH Loop 820 between Hwy 183 and Hwy 121.  
 Pylon Signage w/ Highway Visibility  
 Lease agreement - simple, flexible.  
 On...

- Great location
- Attractive rates
- Convenient to a number of lunch spots
- Move-in ready

For more information visit:  
<https://www.loopnet.com/Listing/227-NE-Loop-820-Hurst-TX/32519995/>



Rental Rate:	\$13.00 - \$14.00 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	12,600 SF
Year Built:	1971
Walk Score ®:	52 (Somewhat Walkable)
Rental Rate Mo:	\$1.17 /SF/MO

### 1st Floor Ste 163

Space Available	574 SF
Rental Rate	\$14.00 /SF/YR
Date Available	November 01, 2025
Service Type	Plus Electric
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	1 - 3 Years

1 office w/ open work area & storage closet. Fresh paint and carpet with updated LED fixtures. Listed lease rate plus proportional share of electrical cost. Current Electric \$2.241 psqft.

### 1st Floor Ste 200

Space Available	1,299 SF
Rental Rate	\$13.00 /SF/YR
Date Available	Now
Service Type	Plus Electric
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	2 - 4 Years

4 offices, conference, open work area & storage closet. Fresh paint and carpet with updated LED fixtures. Listed lease rate plus proportional share of electrical cost. Current Electric \$2.241 psqft.

### 1st Floor Ste 202

Space Available	924 SF
Rental Rate	\$13.50 /SF/YR
Date Available	November 01, 2025
Service Type	Plus Electric
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	2 - 5 Years

(2) large offices w/ large work area plus storage room. Updated L.E.D lighting, fresh paint and carpet.

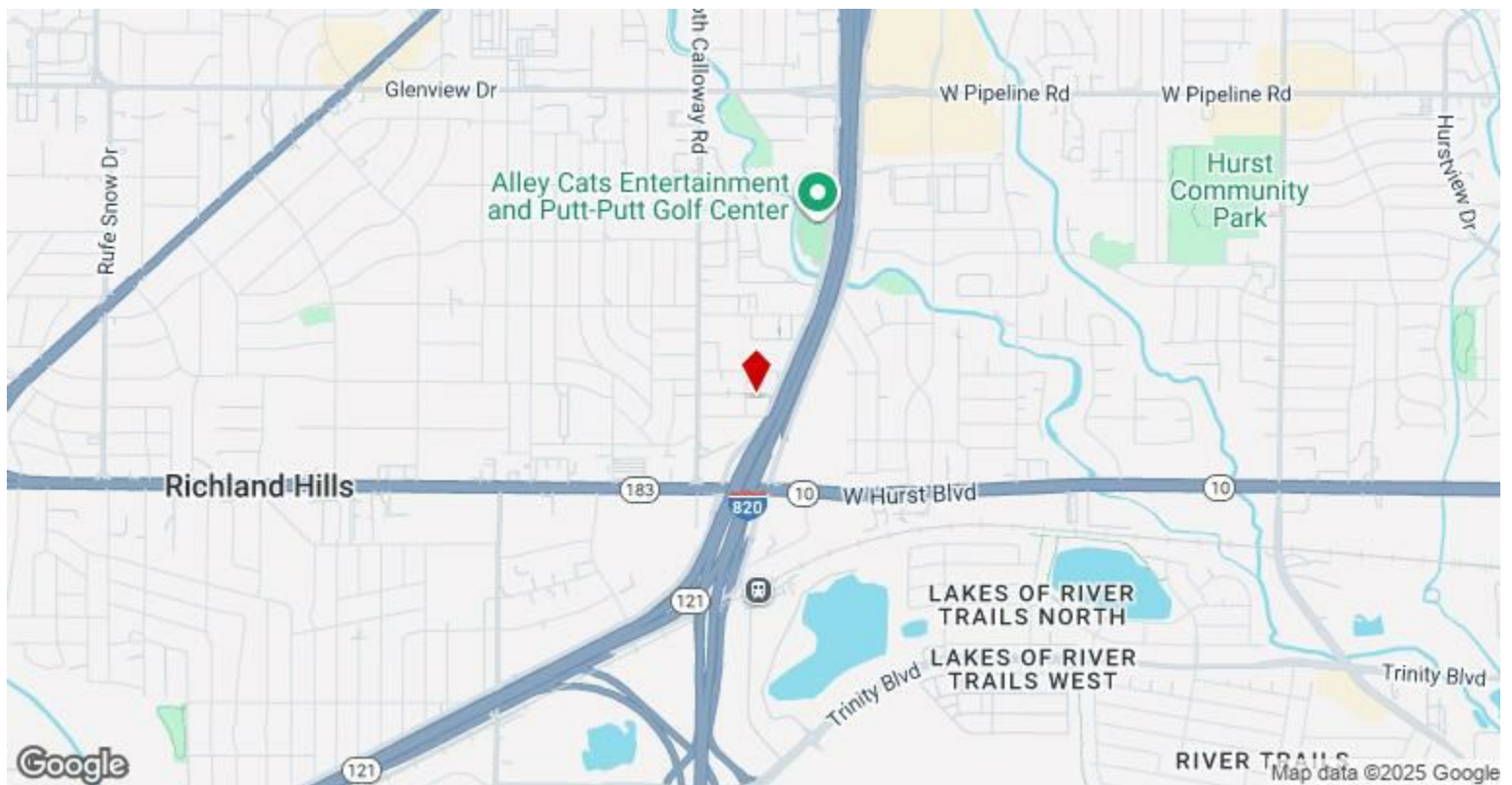
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Yardelle Investment Management, Llc.	-	





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Lease agreement - simple, flexible.

On site management, maintenance, leasing and local owners.

Space for Office use only. Normal Business Hours For Office Building are Mon-Fri 7am-6pm and Sat 7am-2pm.

Saturday afternoon and all day Sunday we have a church in the building.

24 Hour programmable tenant access.

Janitorial 5 days a week.

Listed lease rate plus proportional share of electrical cost.