

THE MERIDIAN

1425 Greenway | Irving, Texas 75038



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



BUILDING HIGHLIGHTS

- 100,359 RSF building
- Conference center
- Tenant lounge with grab-and-go food service
- Covered carports
- Numerous dining and retail options within minutes

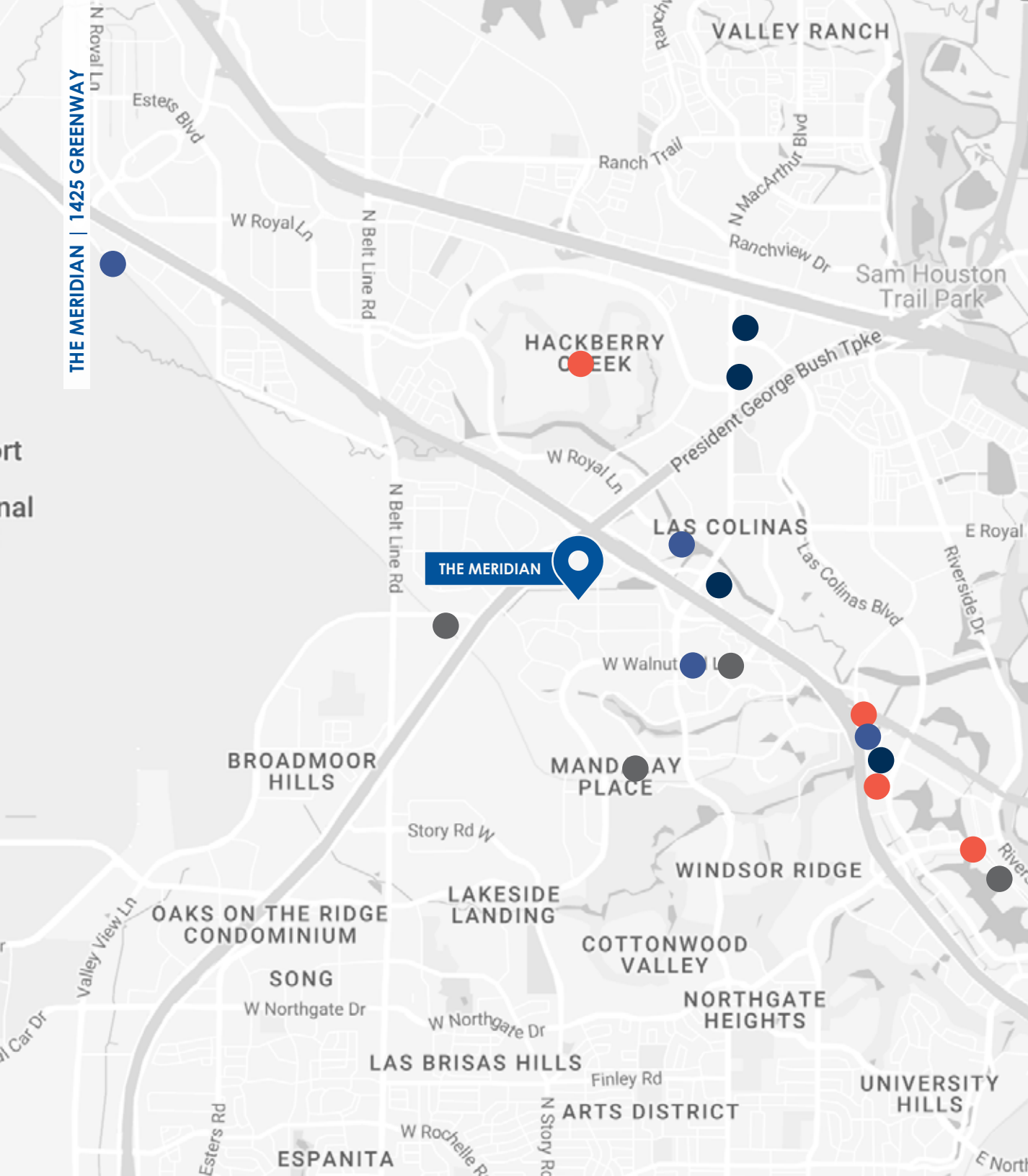
BUILDING AMENITIES

TENANT LOUNGE WITH GRAB-AND-GO FOOD SERVICE



CONFERENCE CENTER








THE MERIDIAN | 1425 GREENWAY

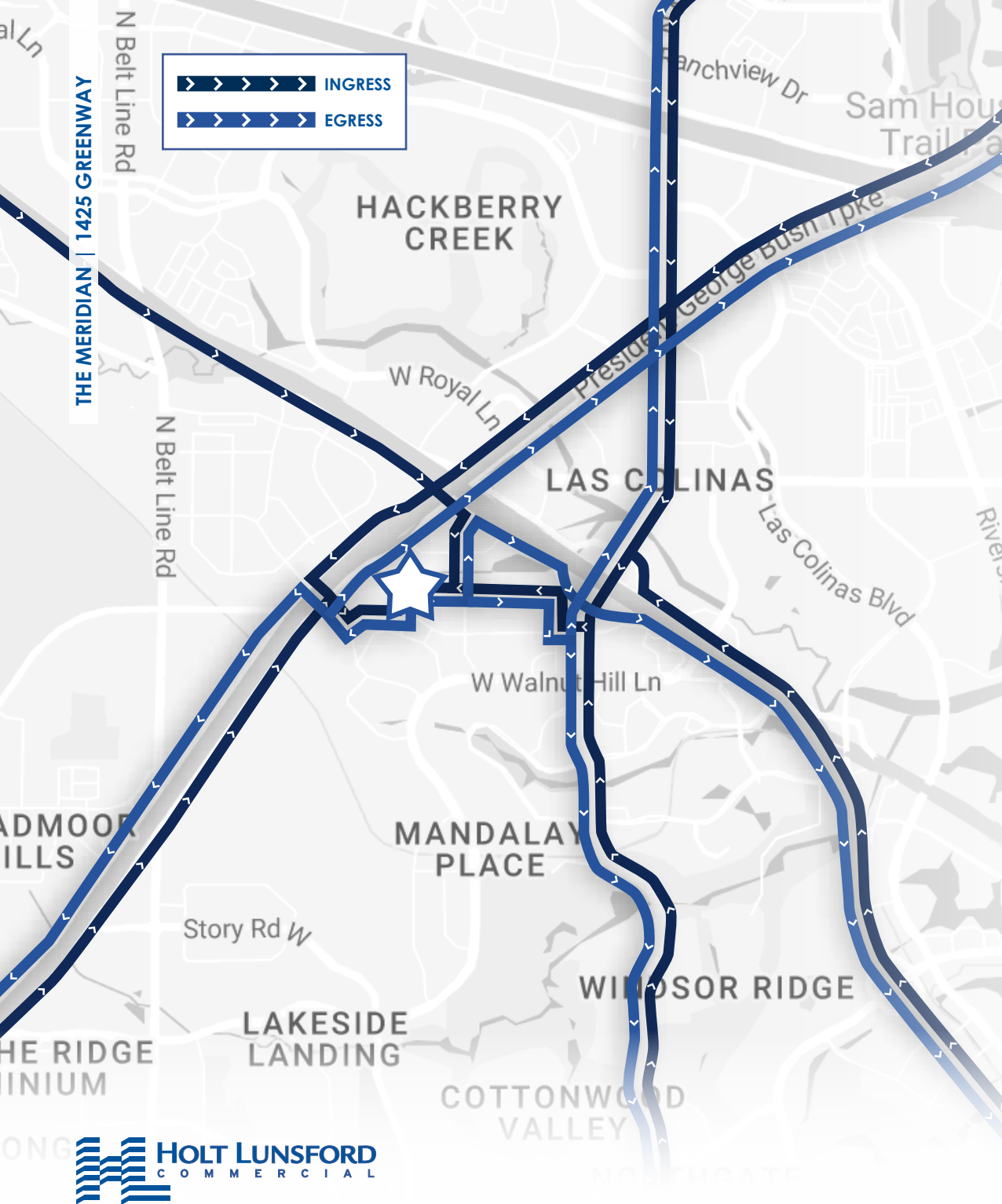
SURROUNDING AMENITIES

- **RESTAURANTS**
 Corner Bakery
 Gloria's Latin Cuisine
 Mi Cocina
 The Ranch
- **ENTERTAINMENT**
 Toyota Music Factory
 Four Seasons
 Irving Convention Center at Las Colinas
 Hackberry Creek Country Club
- **TRANSIT**
 Belt Line Station
 Hidden Ridge Station
 North Lake College Station
 Las Colinas Urban Center Station
- **HOTELS**
 Westin Hotel & Restaurants
 Double Tree by Hilton
 Residence Inn by Marriott
 Candlewood Suites

SUPERIOR ACCESSIBILITY

-  Located immediately off State Highway 114 and President George Bush Turnpike
-  9 minutes from DFW International Airport
-  22 minutes from Dallas Love Field





1425
Greenway

FACT SHEET

BUILDING ADDRESS

1425 Greenway Drive
Irving, Texas 75038

LANDLORD

CAPSTAR Real Estate Services

LEASING TEAM

Holt Lunsford Commercial

John Dickenson
972.421.1971
jdickenson@holtlunsford.com

Paul Hernandez
972.380.3641
phernandez@holtlunsford.com

PROPERTY MANAGEMENT

CAPSTAR Real Estate Services

BUILDING SIZE

100,359 RSF

STANDARD FLOORPLATE

16,700 RSF

STORIES

Six (6) stories

YEAR BUILT

1981

PARKING RATIO

3.5 per 1,000 RSF – free and
unreserved
Up to 1.0 per 1,000 RSF – reserved
\$65.00 per month plus taxes

BUILDING HOURS

Monday – Friday: 7:00 AM – 6:00
PM

Saturday: 8:00 AM – 1:00 PM

HVAC

After hours HVAC is available at
\$75.00 per hour with a two (2)
hour minimum

AMENITIES

Tenant lounge with grab-and-go
food service
Conference center

TELECOM/FIBER PROVIDERS

Spectrum – Internet (fiber),
phone
Frontier – Internet (fiber)
LOGIX – Internet
AT&T – Internet

THE MERIDIAN

1425 GREENWAY

LEASING CONTACTS

John Dickenson | 972.421.1971 | jdickenson@holtlunsford.com
Paul Hernandez | 972.380.3641 | phernandez@holtlunsford.com





Information About Brokerage Services

11-2-2015



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 have 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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
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