



WYNMARK
COMMERCIAL



One Fourteen Office Park

200—260 W JOHN CARPENTER FWY, IRVING, TEXAS 75039

FOR SALE/LEASE

IRVING, TEXAS

- A well-balanced residential, commercial and corporate community, Las Colinas is home to some of the most iconic corporations in the United States, as well as numerous other national and international companies.
- Las Colinas offers championship golf courses: The Four Seasons Resort and Club, a Five-Diamond resort; the Las Colinas Country Club; and Hackberry Creek. Care has been taken to maintain ample environmental and green spaces, including Lake Carolyn and the Mandalay Canal.
- One-Fourteen Office Park is located next to The Four Seasons Resort, the Mandalay Canal Walk, the Toyota Music Factory, and many more shopping, entertainment, and dining options.

AVAILABLE BUILDINGS

BUILDING 100

- Address: 200 W John Carpenter
- Suite Size: 5,222 SF
- Price: \$1,827,700.00 (\$350 PSF)

BUILDING 200

- Address: 230 W John Carpenter
- Suite Size: 2,136 - 6,587 SF
- Price: \$350.00 PSF

BUILDING 500

- Address: 240 W John Carpenter
- Suite Size: 1,356 - 2,986 SF
- Price: \$350.00 PSF

BUILDING 600

- Address: 260 W John Carpenter
- Suite Size: 6,000 SF
- Price: \$350.00 PSF

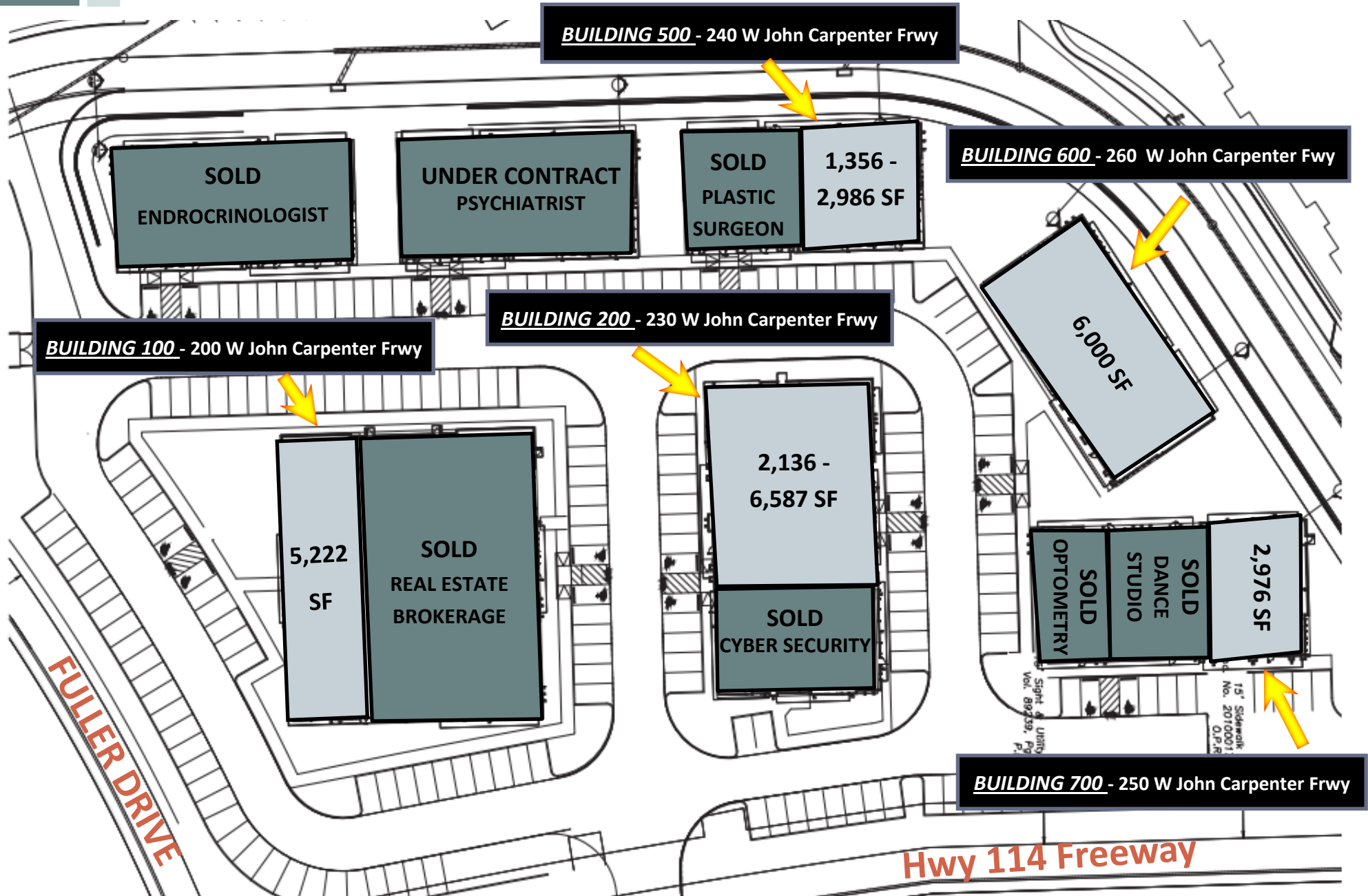
BUILDING 700

- Address: 250 W John Carpenter
- Suite Size: 2,976 SF
- Price: \$350.00 PSF

PROJECT DETAILS:

- **Lease Rate:** \$34.00 + \$10.00 NNN
- **Allowed Uses:** Office, Medical, Dental, Art/Dance Studio
- **Zoning:** Professional Office
- **Parking Ratio:** 4.0/1,000
- **Condo Fee/CAM:** \$3.50 PSF
- **Zoning:** S-P-2 Professional Office
- **Under Contract:** plastic surgery center, optometrist, dance studio, endocrinologist, real estate, cyber security, psychiatrist

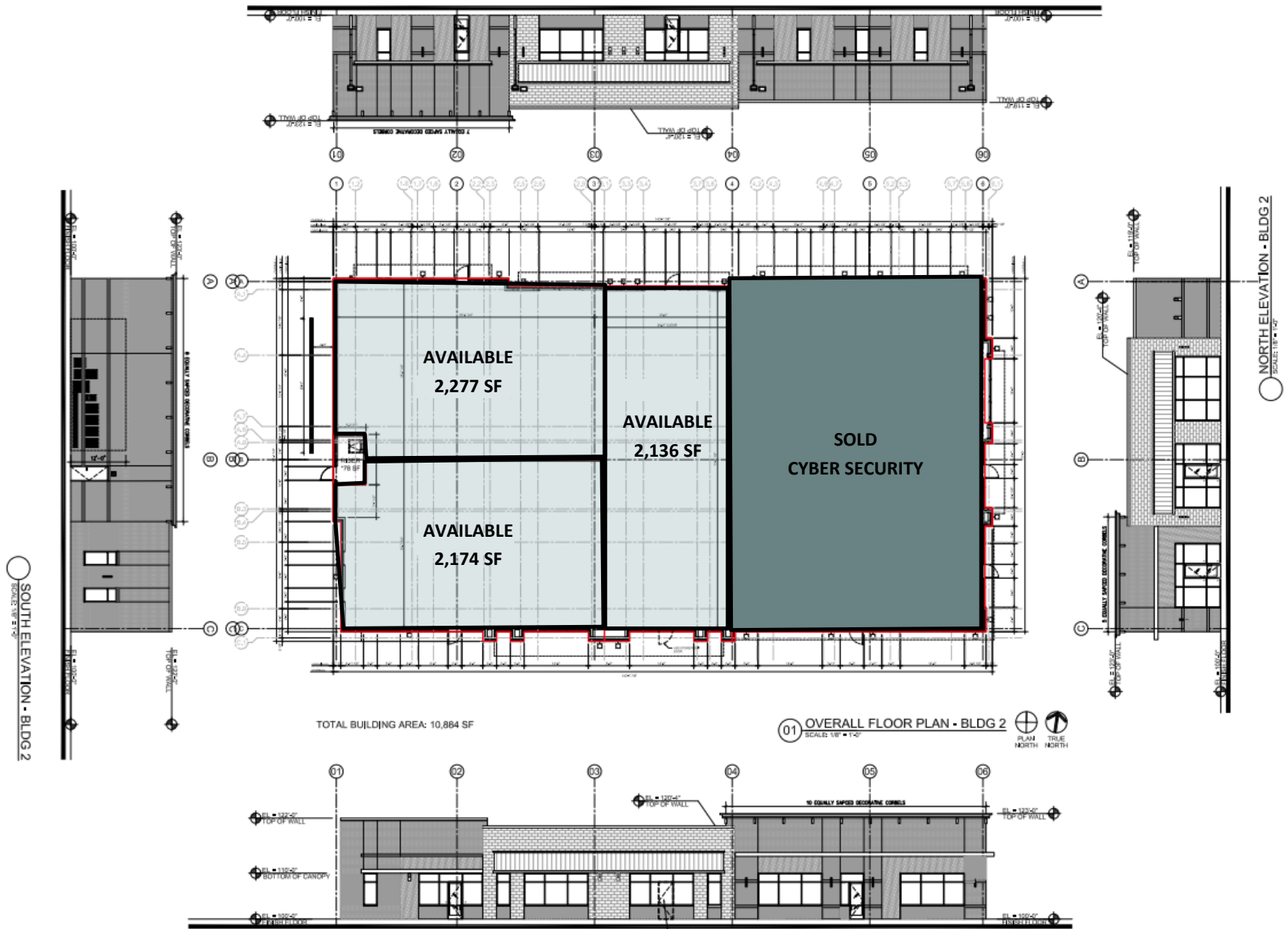
SITE PLAN



BUILDING 100 FLOOR PLAN

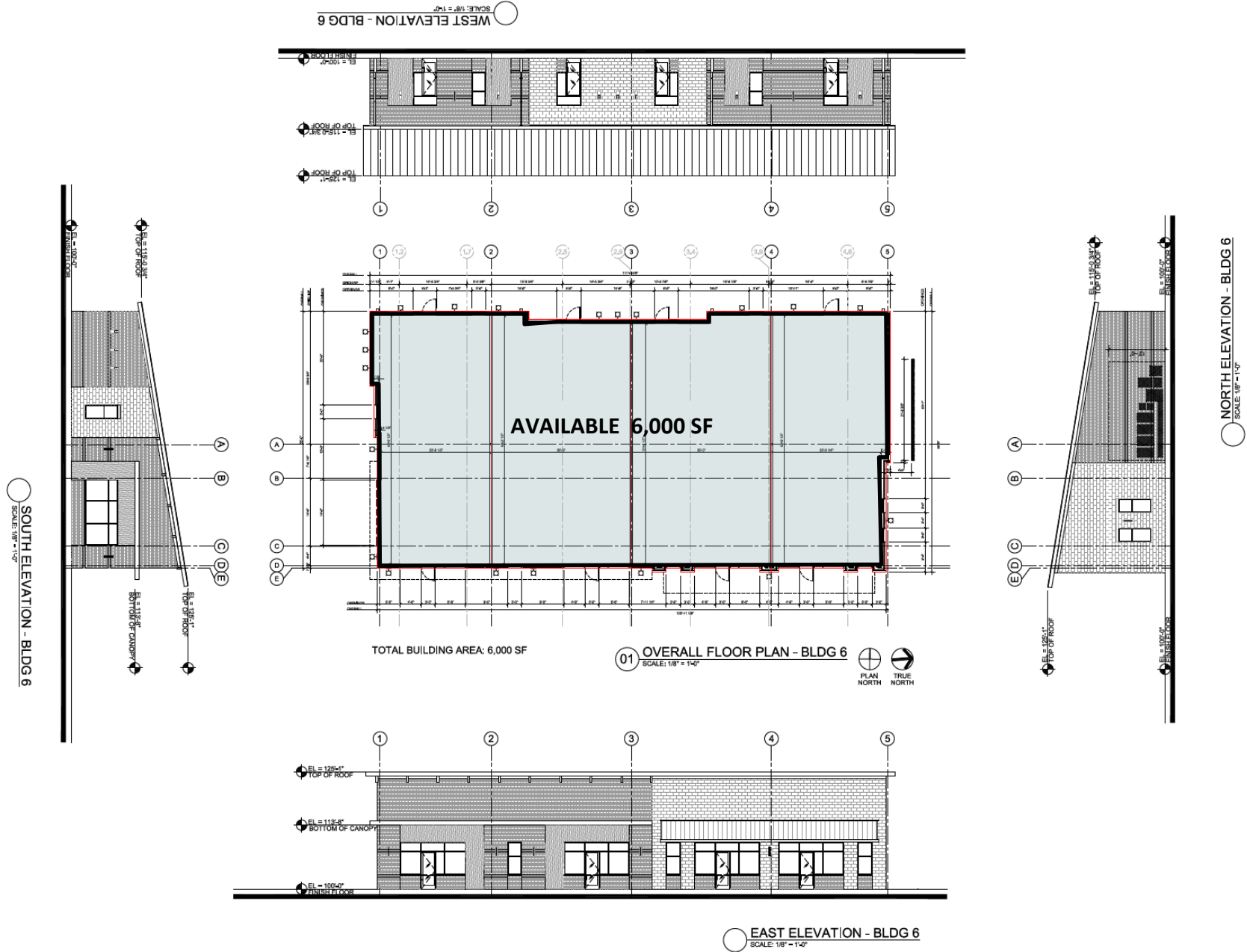


BUILDING 200 FLOOR PLAN

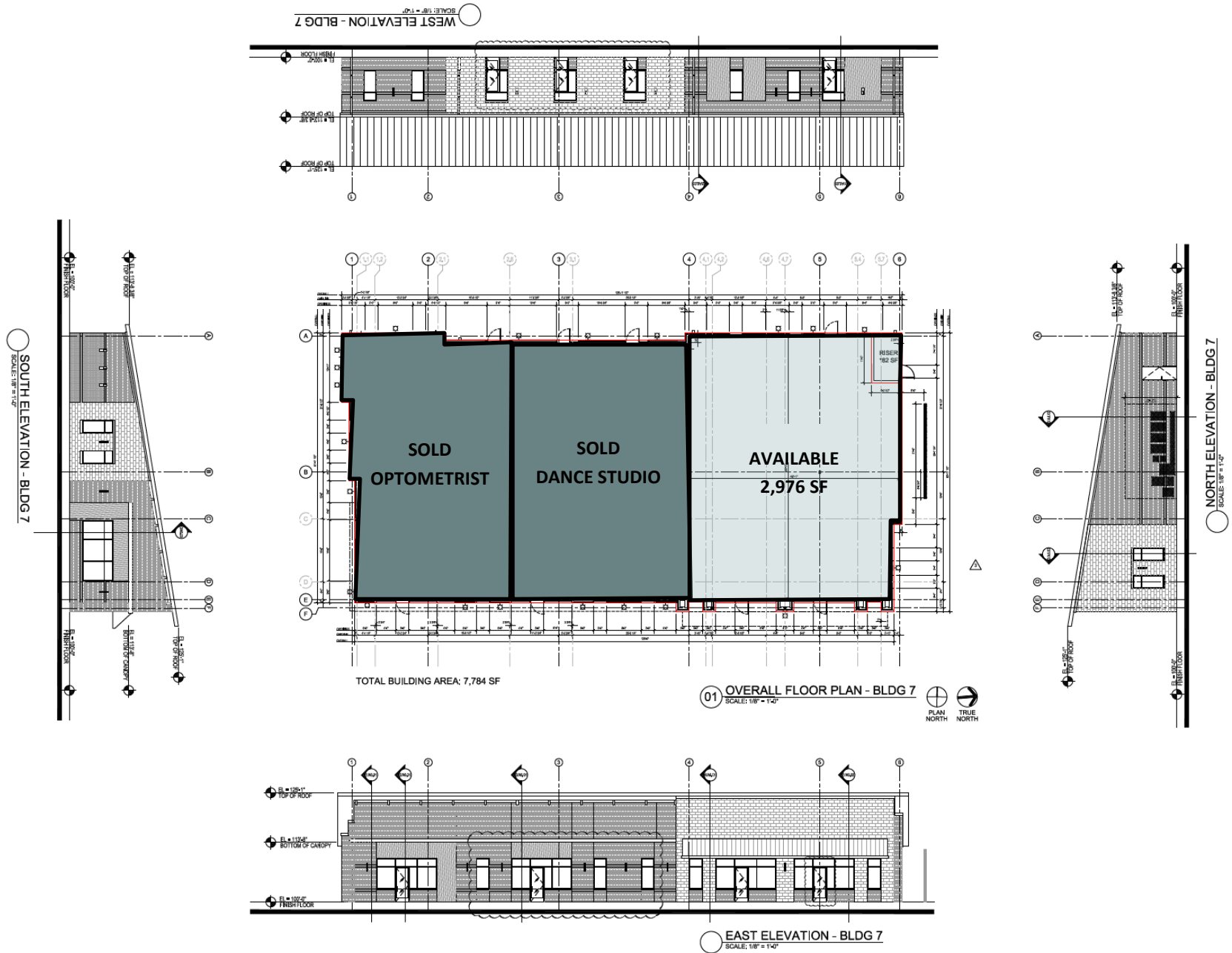




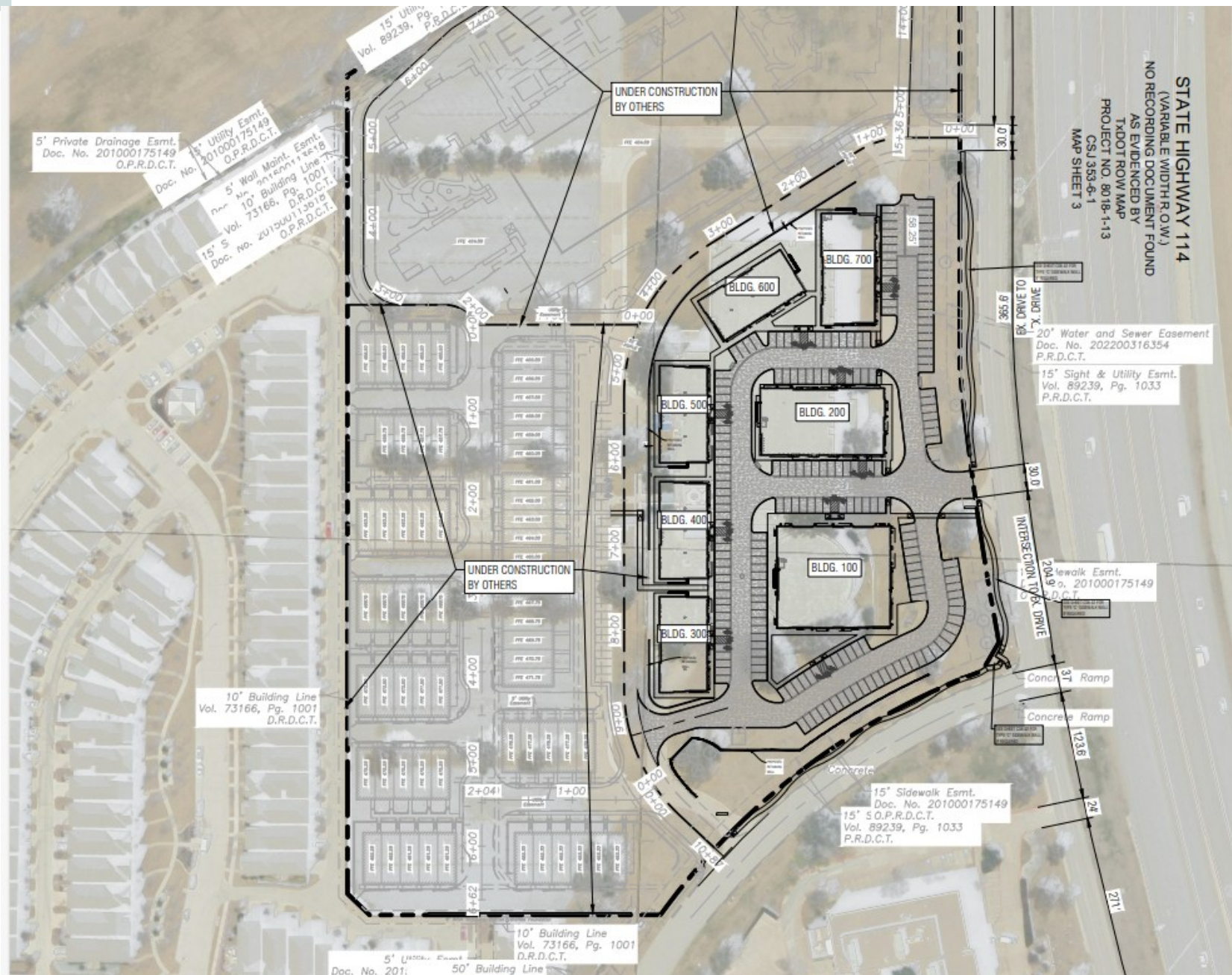
BUILDING 600 FLOOR PLAN



BUILDING 700 FLOOR PLAN



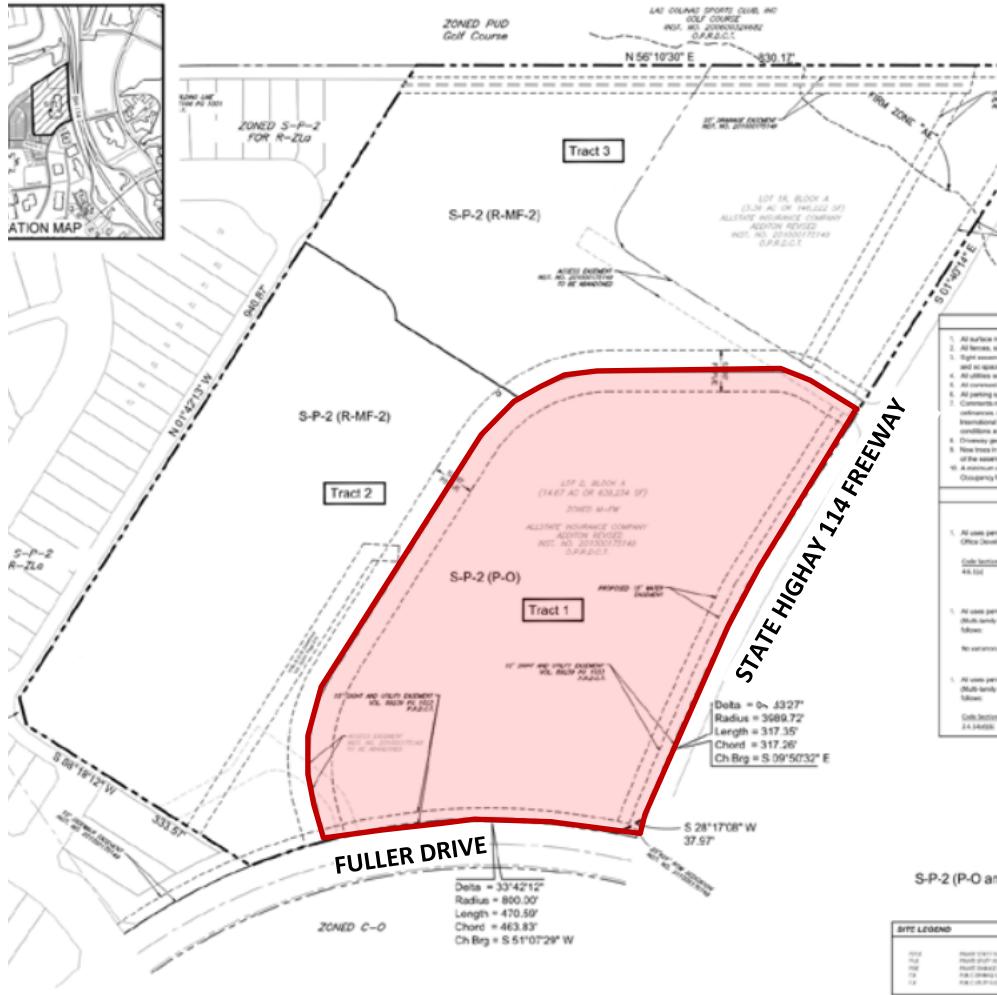
OVERALL SITE PLAN



BUILDING PHOTOS



LOCATION



DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	45,225	281,176	981,261
2024 Population	46,430	283,632	1,012,692
2029 Population Projection	46,679	283,926	1,056,962
Annual Growth 2020-2024	0.7%	0.2%	0.8%
Annual Growth 2024-2029	0.1%	0%	0.9%
Median Age	35.8	34.3	36.2
Bachelor's Degree or Higher	62%	36%	42%
U.S. Armed Forces	48	155	563

Households

	2 miles	5 miles	10 miles
2020 Households	21,010	105,819	399,605
2024 Households	21,753	106,784	412,906
2029 Household Projection	21,923	106,802	431,741
Annual Growth 2020-2024	2.4%	1.7%	2.0%
Annual Growth 2024-2029	0.2%	0%	0.9%
Owner Occupied Households	5,079	33,230	170,438
Renter Occupied Households	16,845	73,572	261,303
Avg Household Size	2.1	2.6	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Sp...	\$683.3M	\$3.2B	\$12.9B



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.

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 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.

Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Please
Contact

AUSTIN EASTMAN

972.360.8787

Austin@wynmarkcommercial.com

KRISTIN HOLLEK

972.360.8787

Kristin@wynmarkcommercial.com