

1175 Kinwest Parkway

Irving, Texas 75063

**partners**

OFFERING MEMORANDUM



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# PROPERTY DETAILS

1175 Kinwest Pky  
Irving, Texas 75063

DFW Freeport/Coppell  
Submarket

Dallas  
County

Available Upon Request  
Rental Rate

5,827 SF  
Total SF

2,000 - 5,827 SF  
Total Vacant SF

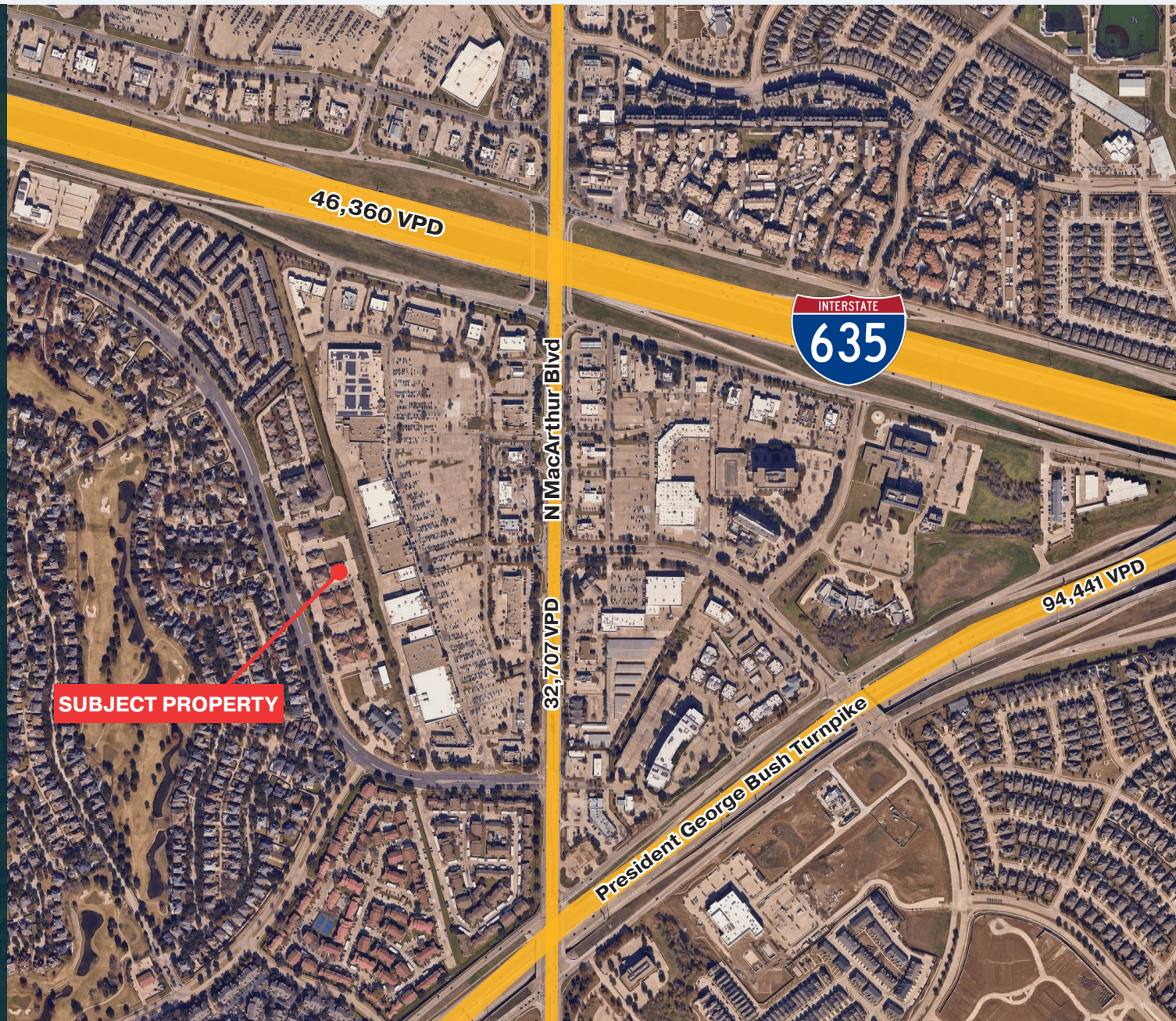
0.35 AC  
Land Size (AC)

15,246 SF  
Land Size (SF)

1  
Number of Floors

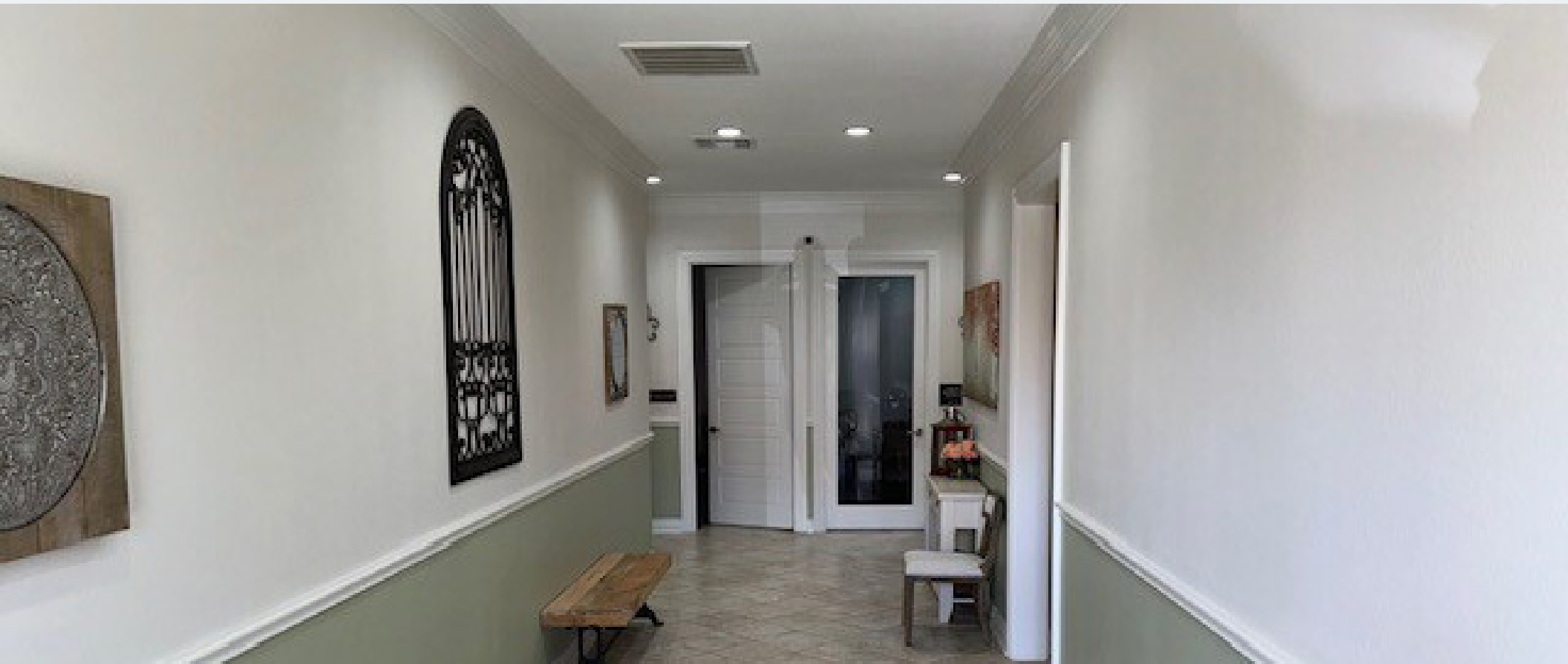
B  
Building Class

2007  
Year Built



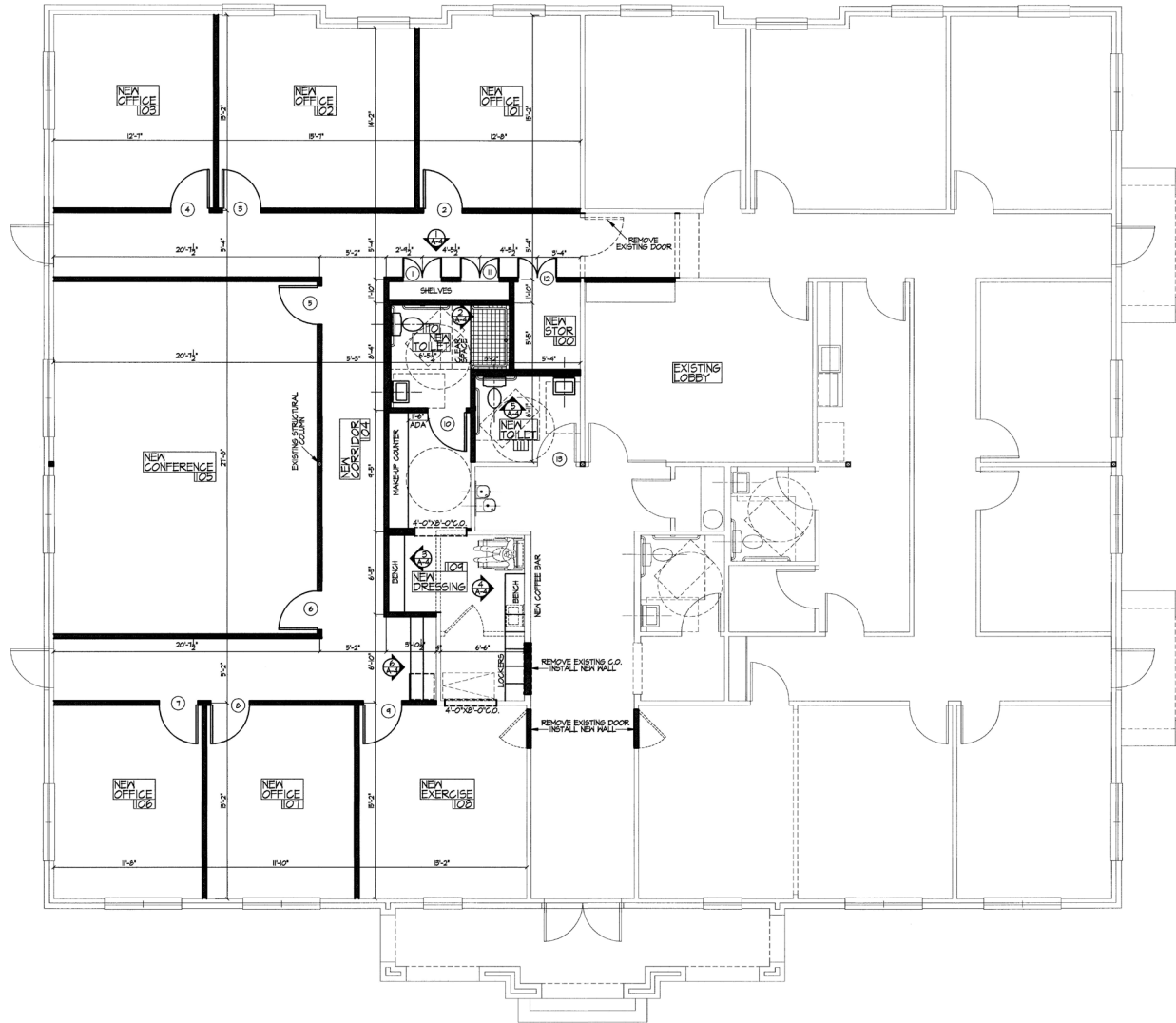


## PROPERTY HIGHLIGHTS

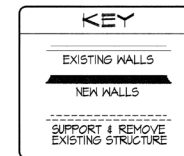


- Property is 5,827 SF office building in medical property subtype.
- Building was constructed in 2007 and is classified as Class B.
- Rental rate for available space is negotiable and minimum divisible space is 2,000 SF.
- Property has Walk Score of 75, indicating it is very walkable.
- Property has Transit Score of 26, meaning it has some access to public transportation.
- Available space ranges from 2,000 to 5,827 SF on 1st floor.
- Available space is currently being relet and lease term is negotiable.

# FLOOR PLAN



CONSTRUCTION OF ANY NEW ADDITION, REMODEL, ALTERATIONS TO EXISTING STRUCTURE AND ALL NEW FRAMING ADDED TO EXISTING STRUCTURE IS TO BE APPROVED BY PROFESSIONAL STRUCTURAL SUPERVISOR OR ENGINEER AND SUBMIT SHOP DRAWINGS BEFORE CONSTRUCTION. MATCH EXISTING FLATE, PITCH, OVERHANG, MATERIALS, COLORS, CONSTRUCTION. ALL EXISTING CONDITIONS & DIMENSIONS ARE TO BE FIELD VERIFIED. STRUCTURALLY SUPPORT ALL STRUCTURE BEFORE ALTERING OR REMOVING ANY EXISTING STRUCTURE.



11/21/2017	
JOB #111	18/OCT/2014
	15/NOV/2014
<b>BLAKE ARCHITECTS</b> Suite A 2202 S. White Chapel Blvd. Southlake, Texas 76092 • 817-488-9397	
SUITE FINISH OUT	
1175 KINVEST PKWY OFFICE	
1175 KINVEST PARKWAY, IRVING, TEXAS	
SHEET	
A	
3A	OF 3 SHEETS

FLOOR PLAN  
SCALE 1/4"=1'-0"

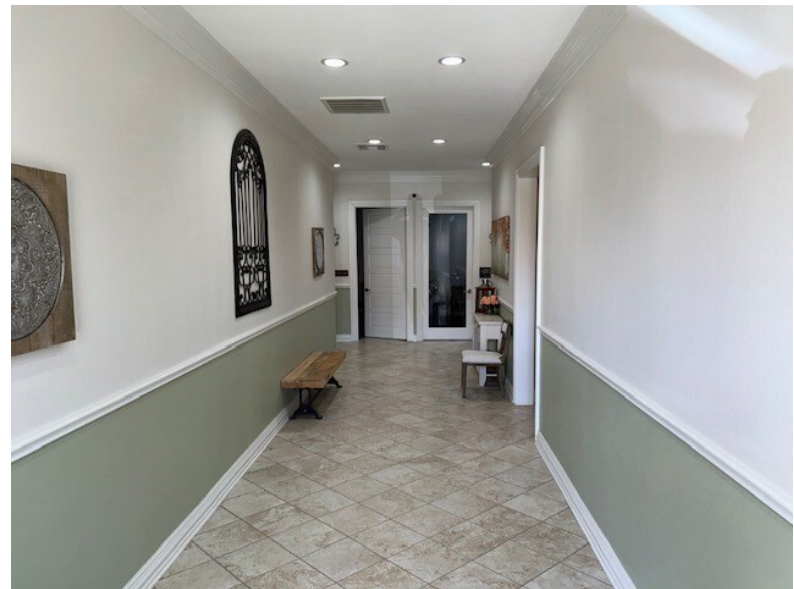
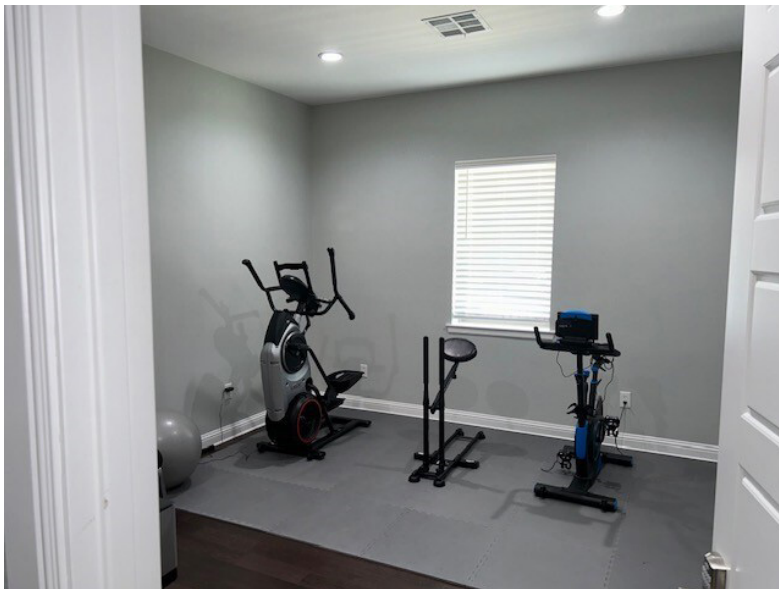
FILE NAME: 1175-PKWAY (11-21-17).DWG

## 1ST FLOOR



<b>Space Available</b>	2,000 - 5,827 SF
<b>Rental Rate</b>	Upon Request
<b>Date Available</b>	Now
<b>Service Type</b>	NNN
<b>Space Type</b>	Relet
<b>Space Use</b>	Office
<b>Lease Term</b>	Negotiable

# PHOTOS





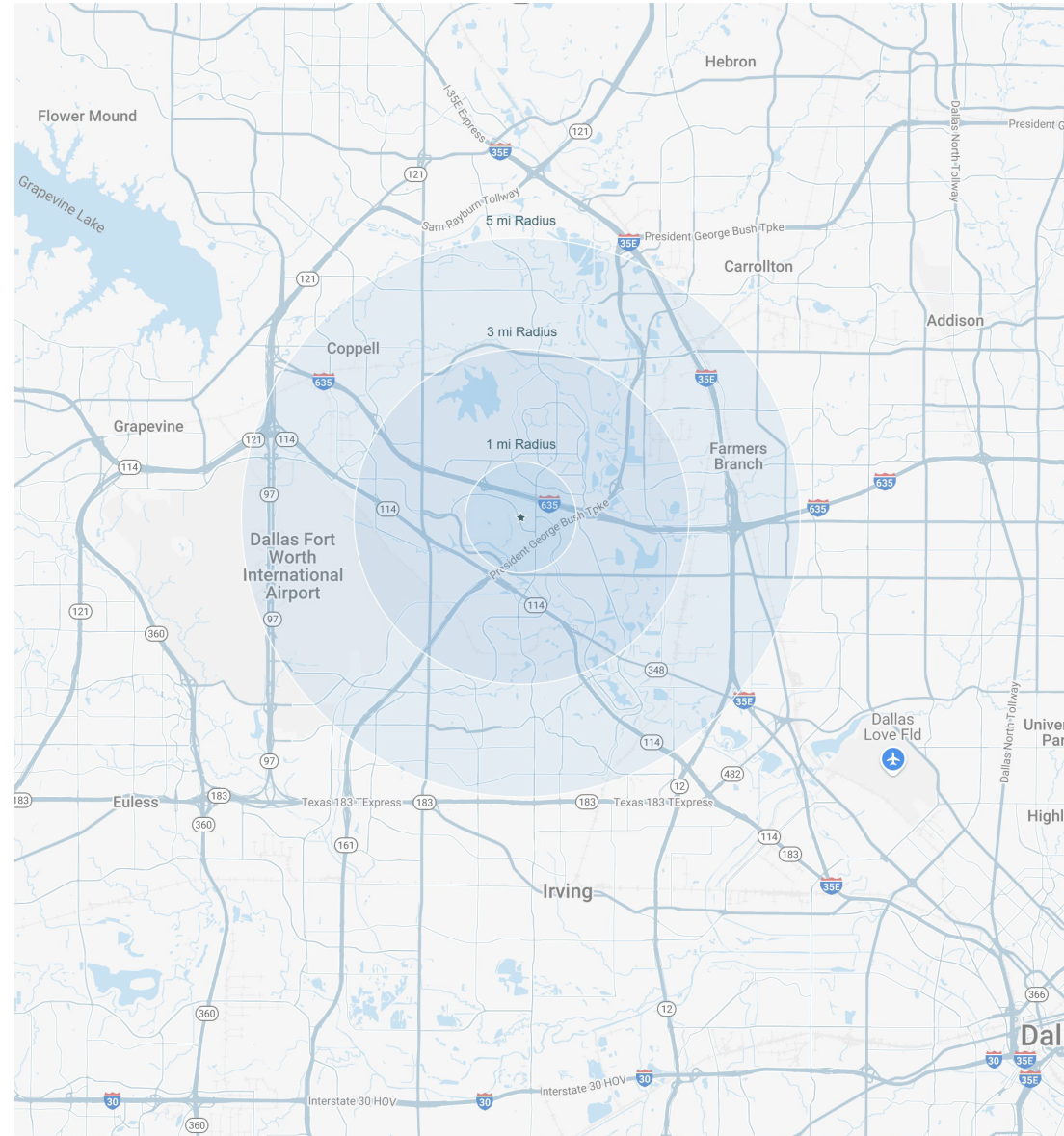


# DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
Estimated Population (2024)	13,476	82,946	216,583
Projected Population (2029)	13,926	85,491	216,978
Projected Annual Growth (2024-2029)	3.30%	3.10%	0.20%

HOUSEHOLD INCOME	#	#	#
\$35K - \$49.9K	352	2,173	7,425
\$50K - \$74.9K	800	4,526	14,600
\$75K - \$99.9K	902	6,309	13,710
\$100K - \$124.9K	766	4,663	9,675
\$125K - \$149.9K	405	2,831	5,978
\$150K - \$199.9K	508	3,802	8,747
\$200K or More	1,216	6,584	13,406

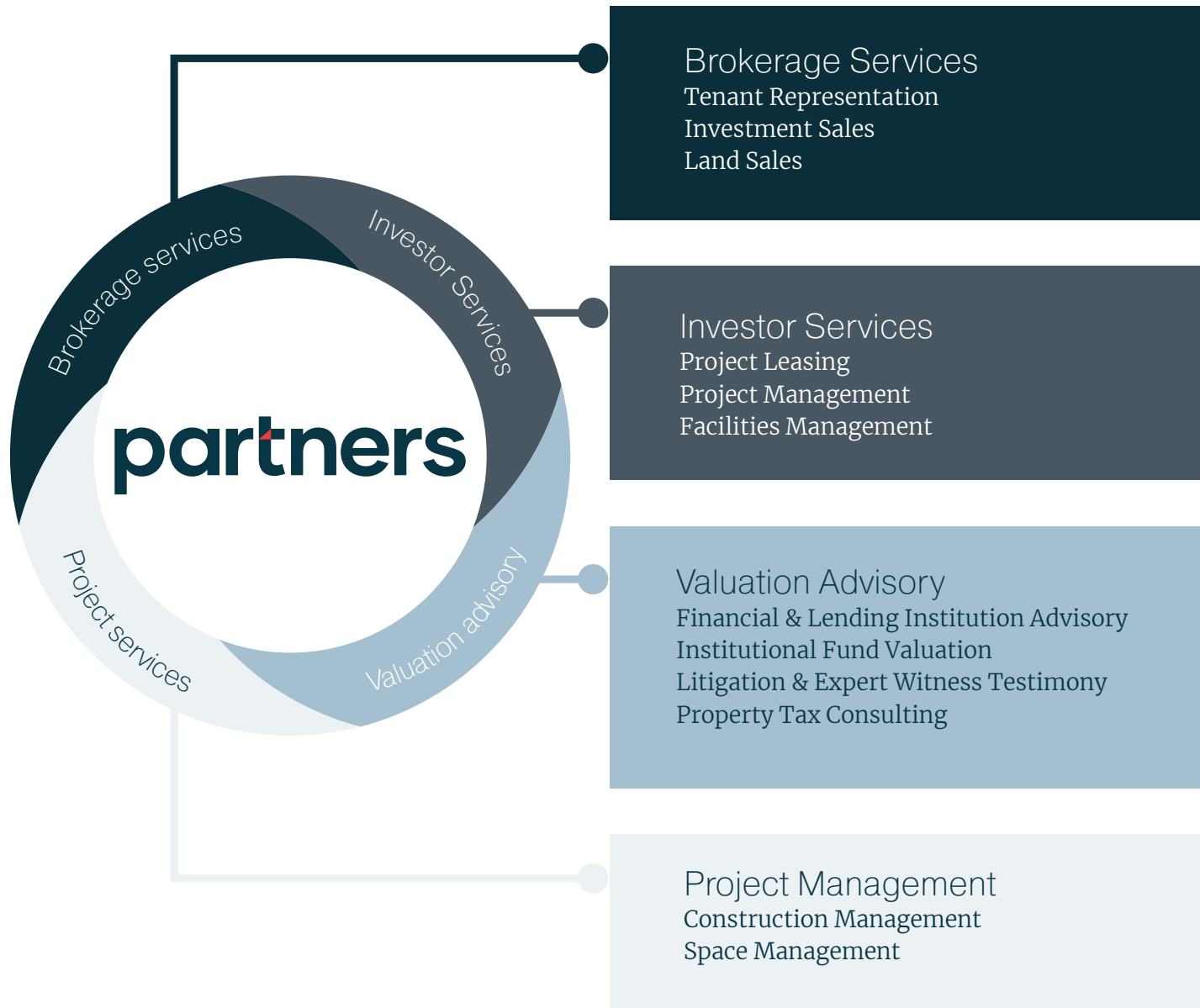
HOUSEHOLD SIZE	1 mile	3 miles	5 miles
Estimated Household (2024)	5,685	35,682	86,560
Projected Households (2029)	5,785	36,770	86,361



Source: SitesUSA



## OUR SERVICES





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# partners

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