

**\$5 MILLION  
IN CAPITAL  
IMPROVEMENTS**



OFFICE  
SPACE

FOR LEASE



1231 GREENWAY DR. IRVING, TX



**YOUNGER**  
PARTNERS



## OVERVIEW

- Brand New Lobby Finishes
- New State-of-the-Art Amenities
  - Tenant Lounge
  - Conference Facility
  - Fitness Center Equipped with Peloton Bike
- Modernized Elevator Cabs
- All New Restrooms
- New HVAC/Mechanical System
- Building Size: 193,119 RSF
- Typical Floor Plate: 20,000 RSF
- Parking: 4.00/1,000
- Panoramic Views
- Floor Plate Offers Numerous Corner Offices
- Covered Car Ports Available
- Monument Signage Available



## LOCATION

- DFW Location: Las Colinas
- Superior Ingress/Egress
- Ten minutes from DFW International Airport
- 20 minutes from Dallas Love Field
- Great Location & Visibility Near SH 114 and SH 161
- Near Intersection of MacArthur and 114
- 2 miles from Belt Line DART Rail Station
- 2.5 miles from Irving Convention Center



**SEAN DALTON**

214.294.4441

[sean.dalton@youngerpartners.com](mailto:sean.dalton@youngerpartners.com)

**KATHY PERMENTER**

214.294.4404

[kathy.permenter@youngerpartners.com](mailto:kathy.permenter@youngerpartners.com)

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## MEDICAL

CVS Pharmacy  
Pharmacy Plus Irving  
MacArthur Health Mart Pharmacy  
Texas Health Family Care  
Concentra Urgent Care  
Apple Family Dentistry

## DINING

Sonic  
Subway  
Boston Market  
Smoothie King  
Pizza Hut  
Amaravati Indian Fine Dine  
Cajun Grub Pub + Grill  
Hyderabad House Biryani Palace  
Sweet Magik  
Wendy's  
Red Hot & Blue  
Starbucks  
Anhra Mess Indian Cuisine  
Terra Mediterranean  
Smashburger  
The Blue Fish  
The Keg Steakhouse & Bar  
The Ranch  
Champs  
Taco Diner  
Inchin's Bamboo Garden  
Lime Bar & Kitchen  
Fuzzy Taco  
Fast & Furious  
Pista House  
Southern Spice  
Lemon Shark Poke  
Wingstop  
In-N-Out  
Vitality Bowls  
Bombay Chow Patty  
Dimassi's Mediterranean Buffet



## HOTELS

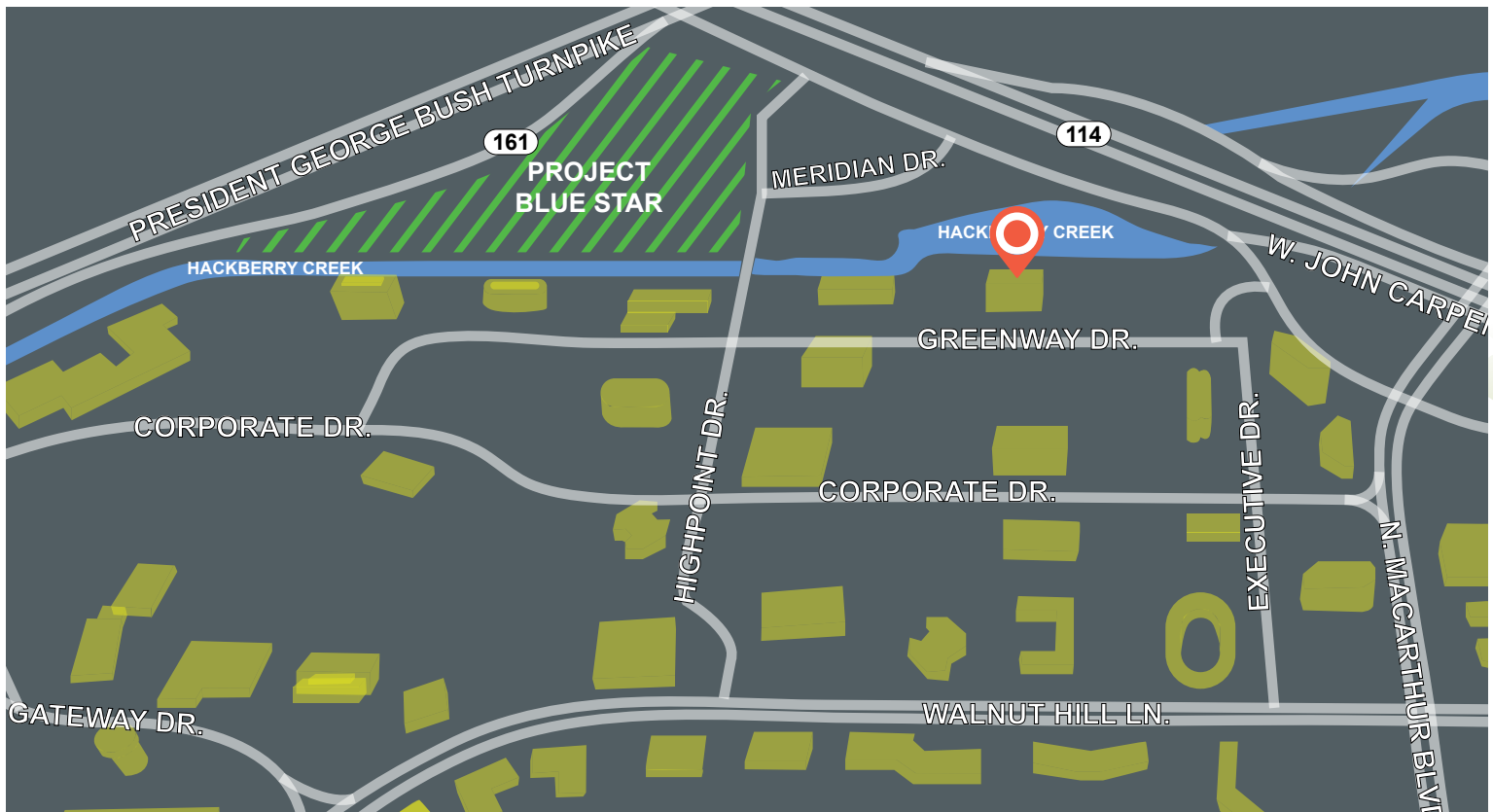
Hyatt House  
NYLO  
Spring Hill Suites  
Residence Inn  
Comfort Suites  
Staybridge Suites  
Courtyard by Marriott  
Town Place Suites  
Hampton Inn

## RETAIL

Comerica Bank  
LA Fitness  
Chase Bank  
Las Colinas Kinder Care  
Cosmic Vapor  
Cell Phone Genius  
Rose Tailor & Shoe Repair  
Las Colinas Market Cleaners  
Fed Ex  
Gideon Math & Reading  
Rick Fowler's Kenpo Karate  
Larry Dodson - State Farm

Bluebonnet Massage  
7-Eleven  
Cardtronics  
Firestone Auto  
Bank of America  
Nail Lounge Las Colinas  
Massage Envy  
You Deserve it Vacation  
Jos. A Bank  
Linda DeSpain Insurance Agency

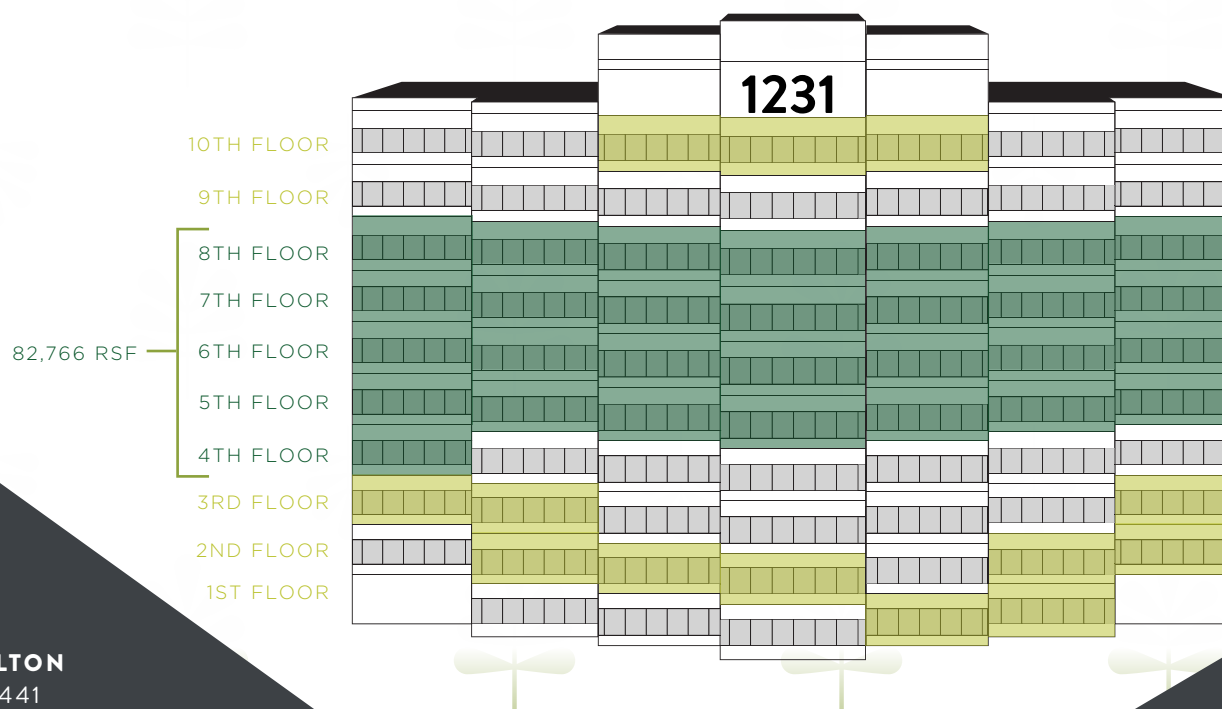
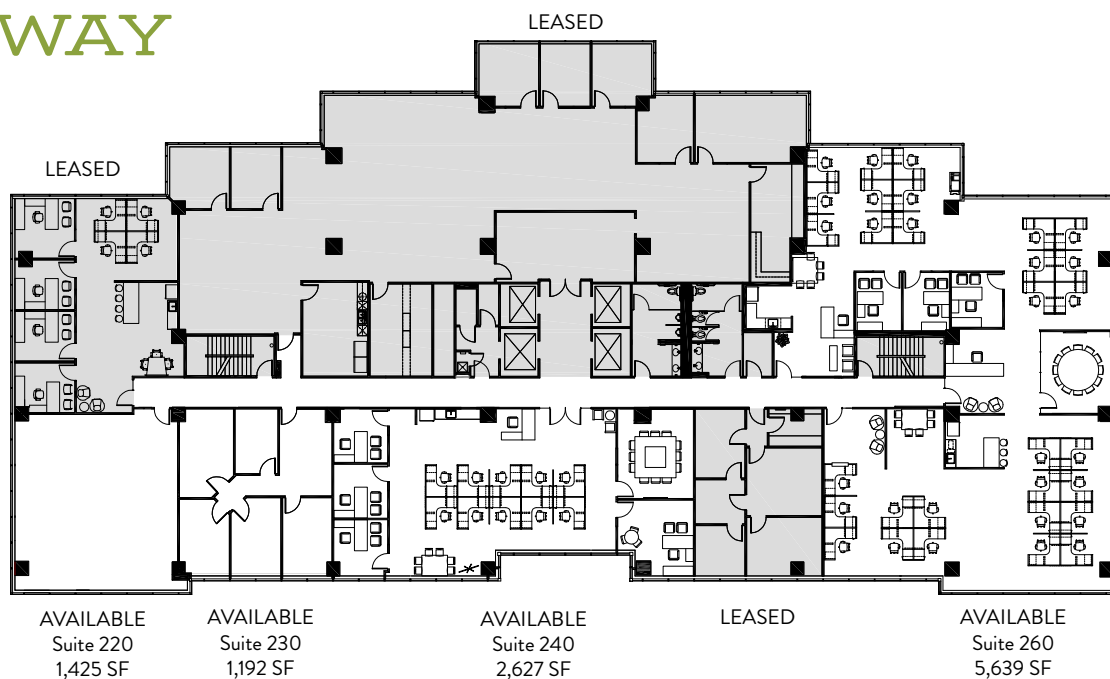
## INGRESS + EGRESS





# **GREENWAY TOWER**

2ND FLOOR  
SPEC SUITES  
10,833 RSF  
AVAILABLE



**SEAN DALTON**  
214.294.4441  
sean.dalton@youngerpartners.com

**KATHY PERMENTER**  
214.294.4404  
kathy.permenter@youngerpartners.com

**YOUNGER**  
PARTNERS



## Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - 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 coincidental 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.

|  |                |  |                      |
|--|----------------|--|----------------------|
| <u>Younger Partners</u>                          | <u>9001486</u> | <u>moody.younger@youngerpartners.com</u> | <u>(214)294-4400</u> |
| Licensed Broker /Broker Firm Name or             | License No.    | Email                                    | Phone                |
| Primary Assumed Business Name                    |                |  |                      |
| <u>Moody Younger</u>                             | <u>420376</u>  | <u>moody.younger@youngerpartners.com</u> | <u>(214)294-4400</u> |
| Designated Broker of Firm                        | License No.    | Email                                    | Phone                |
|  |                |  |                      |
| Licensed Supervisor of Sales Agent/<br>Associate | License No.    | Email                                    | Phone                |
| <u>Sean Thomas Dalton</u>                        | <u>554323</u>  | <u>sean.dalton@youngerpartners.com</u>   | <u>(214)294-4400</u> |
| 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](http://www.trec.texas.gov)  
IABS 1-0