

FREEPORT OFFICE CENTER II

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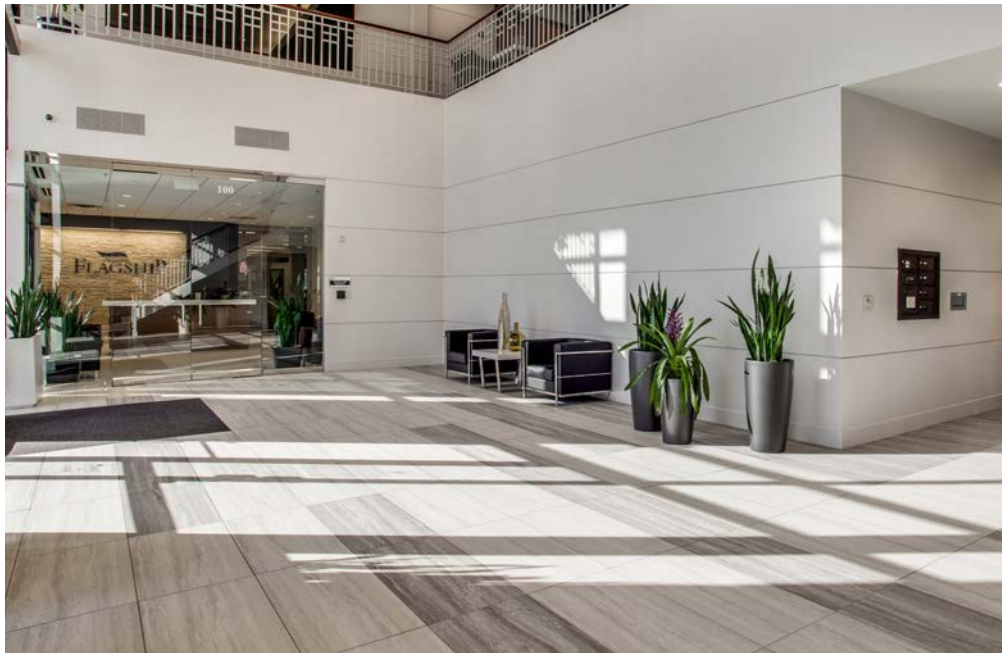


4600 REGENT BLVD | IRVING, TEXAS



PROPERTY HIGHLIGHTS

- Top of building & monument signage
- Dense surface parking (6.00/1,000)
- Renovated common areas & exterior
- Full floor opportunity (Up to 40k RSF)
- 10-12' ceiling heights
- First floor lobby exposure
- Efficient, rectangular floor plates
- Controlled access system



CENTRALLY LOCATED IN DFW

- Central location with access to major highways including LBJ Fwy (I-635), W John Carpenter Fwy (SH-114), SH-121 & President George Bush Turnpike (SH-161)
- 3 miles from DFW Airport
- 5 miles from Irving Convention Center & Toyota Music Factory
- Close proximity to diverse workforce, neighborhoods and country clubs
- Nearby ample retail and restaurants



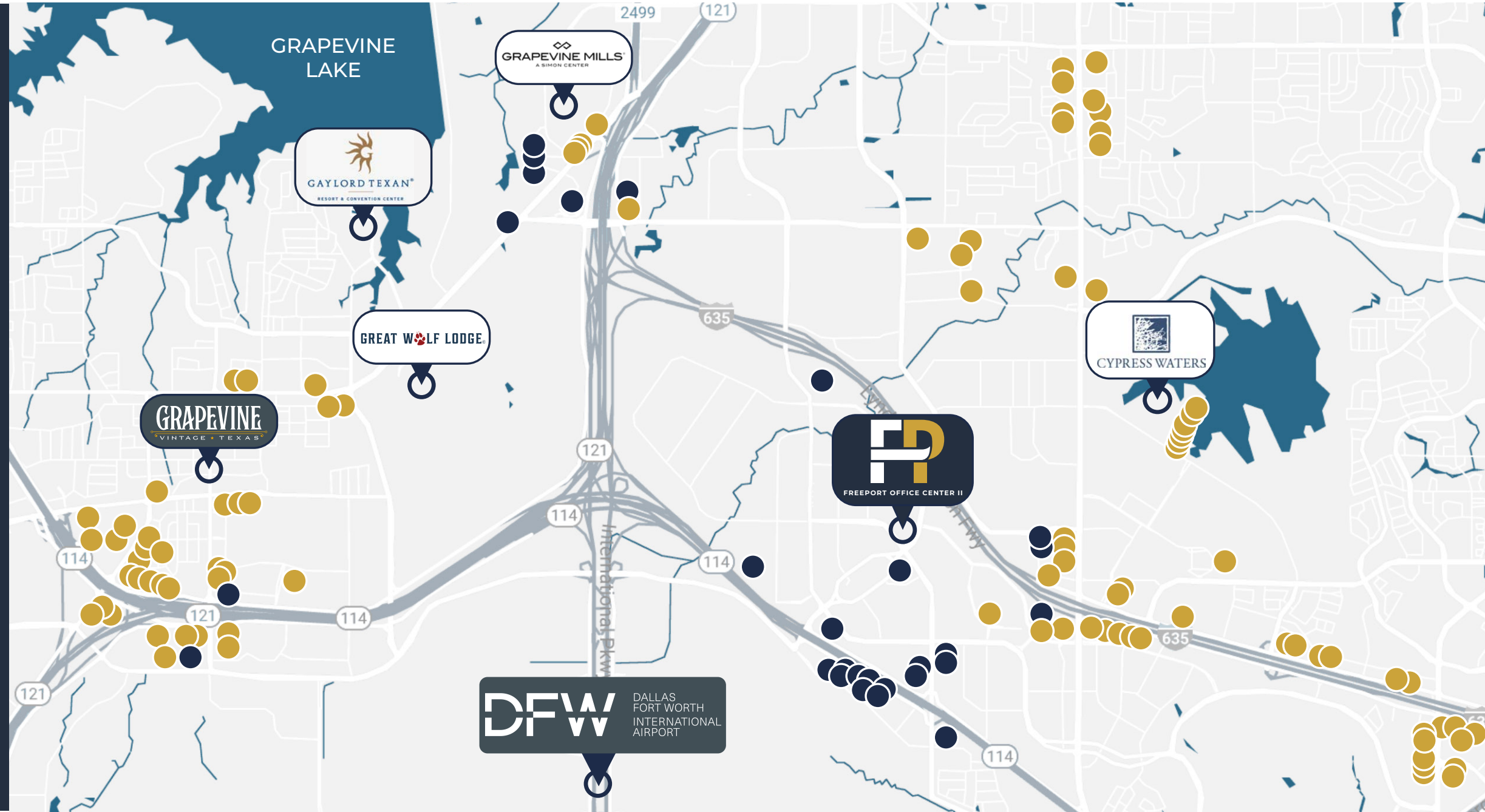
PRIME LOCATION

90+
Restaurants ●

35+
Hotels ○

50+
Retail Options

Within 5-Miles



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For Leasing Information:

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