

122 WEST

122 WEST JOHN CARPENTER FREEWAY | IRVING, TEXAS 75039



For leasing information, please contact:

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

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

YOUNGER
PARTNERS



122 WEST

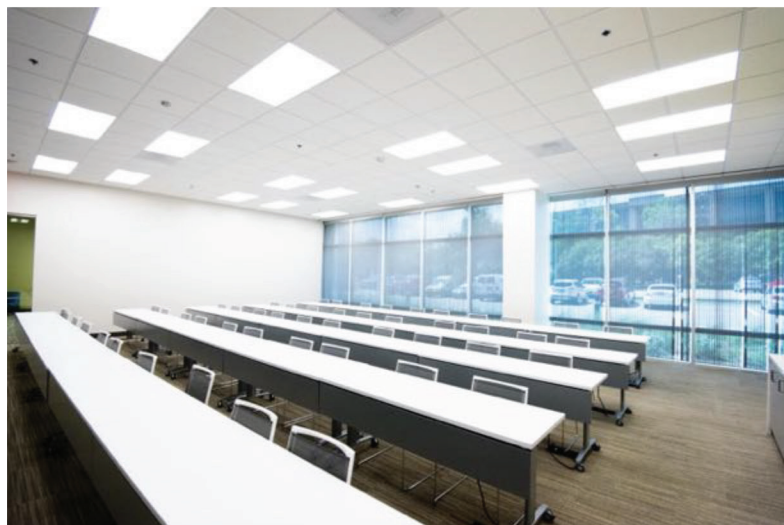
AMENITY-RICH ENVIRONMENT IN THE HEART OF LAS COLINAS

122 West is a well-positioned six-story, Class A office environment fronting John Carpenter Freeway in the heart of Las Colinas.

The project has recently undergone a major interior renovation that includes a professionally designed lobby, tenant lounge and technology-equipped conference center, a new fitness center, upgraded common areas, and the complete modernization of the on-site deli.

SPACE AVAILABILITIES RANGE FROM
1,000 - 25,000 CONTIGUOUS RSF

Both spec suite and white box layouts are available.

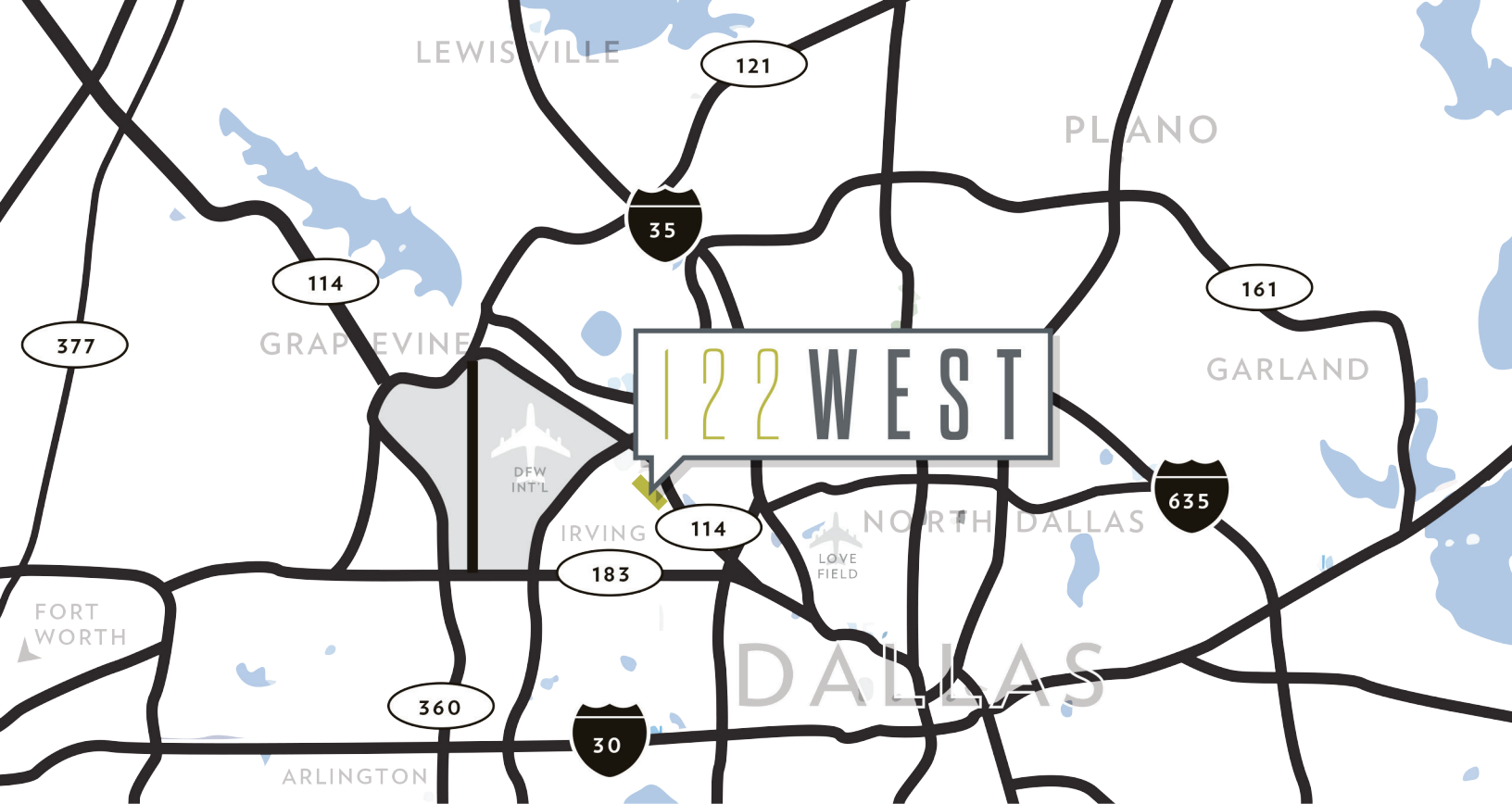


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LOCATION

Ideally located in Las Colinas, off John Carpenter Freeway (State Highway 114) at North O'Connor Boulevard. Less than 15 minutes from both DFW International Airport and Love Field.

HOTEL LAS COLINAS	0.1 MILES
LAS COLINAS COUNTRY CLUB	0.9 MILES
IRVING CONVENTION CENTER	1.4 MILES
FOUR SEASONS RESORT	2.4 MILES
AIRPORT FREEWAY (183)	2.4 MILES
GEORGE BUSH TURNPIKE (161)	3.0 MILES
STEMMONS FREEWAY (I-35E)	6.0 MILES
DFW INTERNATIONAL AIRPORT	6.5 MILES
LOVE FIELD	8.2 MILES



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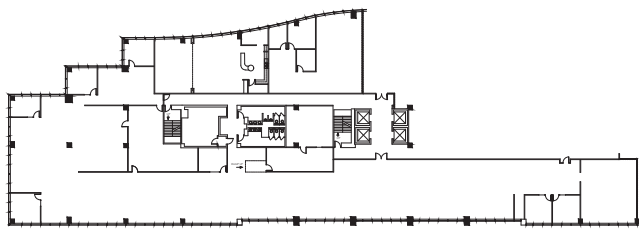
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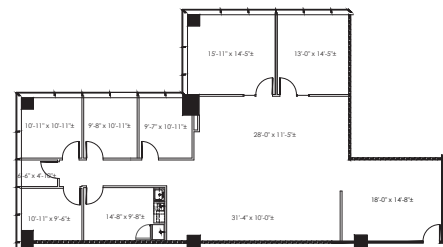
BIG BLOCK AVAILABILITIES



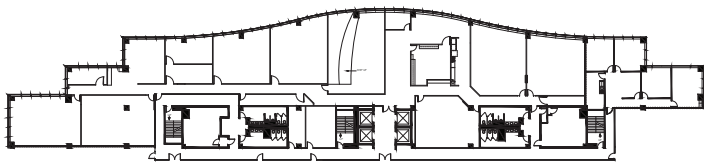
SUITE 350



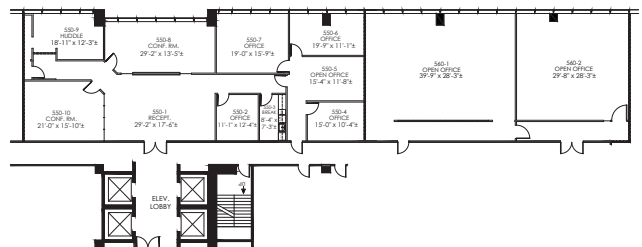
SUITE 490



SUITE 500 + 525



SUITE 550 + 560



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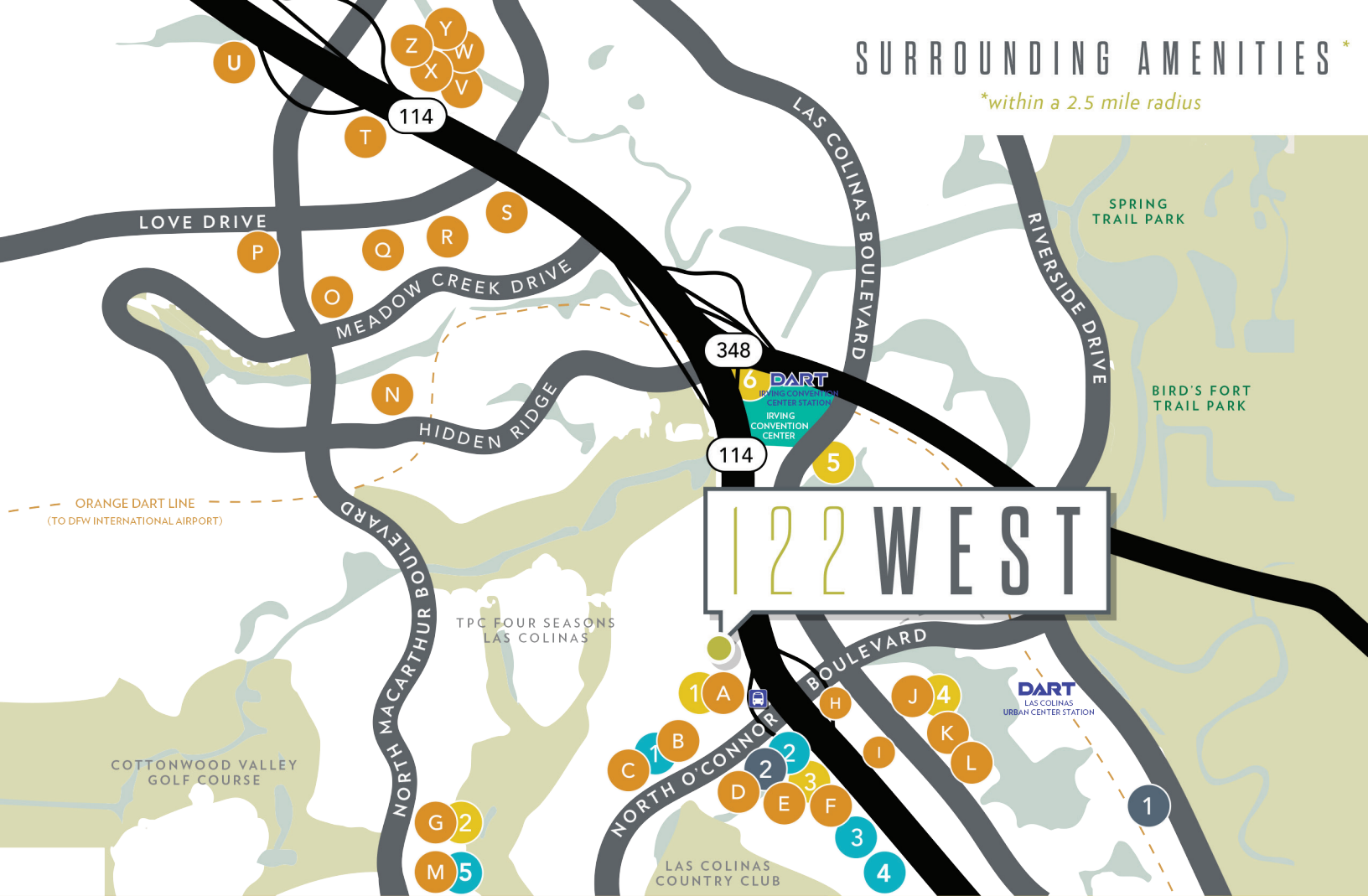
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SURROUNDING AMENITIES*

*within a 2.5 mile radius



DINING

- A Cafe 110 at Hotel Las Colinas
- B McDonald's
- C Le Peep, Subway, Sauce Italian and Mexican
- D Schlotzsky's Deli
- E Zeytin Mediterranean Grill, Classic Chicago Gourmet Pizza
- F Corner Bakery Cafe, Chipotle Mexican Grill, Jimmy Johns
- G Four Seasons Las Colinas
- H Riverfront Cafe
- I The Cellar Restaurant & Bar
- J Trevi's Omni Mandalay
- K Jinbeh Japanese
- L Bombay Sizzlers
- M i Fratelli Pizza, Midori Sushi, Via Real, Spirit Grill
- N Cool River Cafe, McDonald's
- O Chick-fil-A, Taco Bell, Wendy's, Einstein Bros. Bagels
- P Subway
- Q Benihana Japanese Steakhouse
- R FM Smokehouse
- S Rodizio Grill
- T Sonic's Drive-in
- U Fuzzy's Taco Shop
- V Champ's Bar & Grill
- W The Ranch at Las Colinas
- X Blue Fish Las Colinas
- Y Smash Burger
- Z Red, Hot, & Blue

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Irving Conference Center
DART Orange Line
(Dallas Area Rapid Transit)

DART Bus Stop

LODGING

- 1 Hotel Las Colinas
- 2 Four Seasons
- 3 ALoft Hotel
- 4 Omni Mandalay
- 5 Marriott
- 6 Holiday Inn Express

BANKS

- 1 BBVA Compass
- 2 Bank of America
- 3 Bank of Las Colinas
- 4 Chase Bank
- 5 Wells Fargo

SERVICES

- 1 Post Office
- 2 FedEx Office

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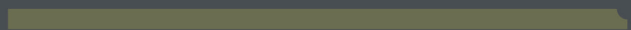
FACT SHEET

PROPERTY ADDRESS	122 West John Carpenter Freeway Irving, Texas 75039
LANDLORD	JCIrving, LLC
LEASING TEAM	Younger Partners SEAN DALTON 214.294.4441 sean.dalton@youngerpartners.com KATHY PERMENTER 214.294.4404 kathy.permenter@youngerpartners.com
ON-SITE MANAGEMENT	CapHarbor Property Management PATTI DYESS pdyess@capharborpm.com 469.262.0002 JOYCE CORNWELL jcornwell@capharborpm.com 469.262.0004
RENOVATION DESIGNER	ENTOS Design
STORIES	Six (6)
BUILDING COMPLETED / RENOVATED	1982 / 2015
AVERAGE FLOOR PLATE	38,000 square feet
AVAILABILITY RANGE	1,000 - 25,000 contiguous square feet
PARKING RATIO	3.4 : 1000
ON-SITE AMENITIES	Tenant lounge & conference center, fitness center, and covered (garage) parking
CAFÉ	Renovated first-floor deli with outdoor patio
SECURITY	24/7 on-site security
SURROUNDING AMENITIES	<ul style="list-style-type: none">• Within walking distance to Hotel Las Colinas and Cafe 110• Strong dining, lodging, and service amenity base within 2 miles of project, including the Four Seasons Resort & Club and the Las Colinas Country Club• Just eleven minutes from DFW International Airport and fifteen minutes from Dallas Love Field Airport.
PUBLIC TRANSPORTATION	<ul style="list-style-type: none">• DART bus stop within walking distance (at North O'Connor Boulevard and John Carpenter Freeway)• DART Urban Center Station less than one mile from property (access to DFW International Airport via orange rail)

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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.

Younger Partners	9001486	moody.younger@youngerpartners.com	214.294.4400
Younger Partners Property Services	9003615	greg.grainger@youngerpartners.com	
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420376	moody.younger@youngerpartners.com	214.294.4400
Greg Grainger	419396	greg.grainger@youngerpartners.com	
Designated Broker of Firm	License No.	Email	Phone
Moody Younger	420376	moody.younger@youngerpartners.com	214.294.4400
Greg Grainger	419396	greg.grainger@youngerpartners.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date