

# FOR LEASE

## 4301 N. MacArthur Blvd., Irving, TX



LARGE MEDICAL OR BUSINESS SUITES AVAILABLE FOR  
LEASE IN LAS COLINAS; RANGING FROM 1,952 SQ. FT. TO  
5,878 SQ. FT.

CONTACT JAMES L. FALVO OR LESTER NEVELS AT  
(214) 750-9898  
OR

[JFALVO@DFWA.NET](mailto:JFALVO@DFWA.NET)

[LNEVELS@DFWA.NET](mailto:LNEVELS@DFWA.NET)

Cottonwood Medical & Dental Plaza is located at 4301 MacArthur Blvd. Irving, Las Colinas in Dallas County, Texas.

The property is well located fronting MacArthur Blvd., a major traffic artery which extends from Coppell North of I-635 (LBJ Freeway) South across SH 114, SH 183 to I-30.

Las Colinas is an affluent and upscale, developed area in Dallas suburb of Irving. Due to its central location between Dallas and Fort Worth and its proximity to DFW International Airport and Love Field. Las Colinas has been a viable place in the Metroplex for corporate and business relocation. As a planned community, it has many corporate offices, luxury hotels, landmark office towers, luxury townhomes, distinguished single-family homes, private country clubs, gated enclaves and urban lofts.

Las Colinas is the headquarters for Fortune 500 Companies Commercial Metals, ExxonMobil, Fluor Corporation and Kimberly-Clark

And also Mission Foods, Trend Micro, Abbott Laboratories, AT&T, Big 12 Conference, Conference USA, CitiGroup, General Motors Financial, Microsoft, Nokia, Nokia Siemens Networks, Oracle, and Verizon.

4301 MacArthur sits directly across MacArthur from the Four Seasons Resort and Golf Club. Adjacent to the north lies the Jack E. Singley Academy and North Lake College. Along MacArthur, both north and south, lie numerous medical providers, upscale shopping offices and high end residential both single and multi-family.

The best use for this building would be for medical and dental use as most spaces are second generation medical and dental.

The property has recently been acquired by KRR Construction and upgrades and remodeling are under way and in the planning stages.

**4031 N. MACARTHUR BLVD IRVING, TEXAS**

<b>STE</b>	<b>SQ.FT.</b>		<b>PER SQ. FT.</b>	<b>BASE RENT</b>		<b>PER SQ. FT</b>	<b>NNN</b>		<b>TOTAL</b>
<b>100</b>	<b>5878</b>		<b>\$ 22.00</b>	<b>\$ 10,776.33</b>		<b>\$ 8.00</b>	<b>\$ 3,918.67</b>		<b>\$ 14,695.00</b>
<b>101</b>	<b>3635</b>		<b>\$ 22.00</b>	<b>\$ 6,664.17</b>		<b>\$ 8.00</b>	<b>\$ 2,423.33</b>		<b>\$ 9,087.50</b>
<b>103</b>	<b>1952</b>		<b>\$ 22.00</b>	<b>\$ 3,578.67</b>		<b>\$ 8.00</b>	<b>\$ 1,301.33</b>		<b>\$ 4,880.00</b>
<b>203</b>	<b>3600</b>		<b>\$ 22.00</b>	<b>\$ 6,600.00</b>		<b>\$ 8.00</b>	<b>\$ 2,400.00</b>		<b>\$ 9,000.00</b>
<b>204</b>	<b>3610</b>		<b>\$ 22.00</b>	<b>\$ 6,618.33</b>		<b>\$ 8.00</b>	<b>\$ 2,406.67</b>		<b>\$ 9,025.00</b>

Vacancies as of June 12, 2020



Starbucks  
Grand Venetian  
The Ranch at Las Colinas

Spring Trail Park  
Luna Vista Golf Course

Benihana  
Chick-fil-A

Irving Convention Center at Las Colinas

Bird's Fort Trail Park

North Lake College

Toyota Music Factory

Elm Fork Shooting Sports

The Mustangs of Las Colinas Museum

4301 North MacArthur Boulevard  
24 min drive - home

Cottonwood Valley Golf Course

TPC Four Seasons Las Colinas

Las Colinas Country Club

COTTONWOOD VALLEY

QUAIL RUN CONDOMINIUMS

MacArthur High School

FOX GLEN

Irving Arts Center  
Temporarily closed

UNIVERSITY HILLS

ARTS DISTRICT

WOODHAVEN

Patel Brothers

University of Dallas

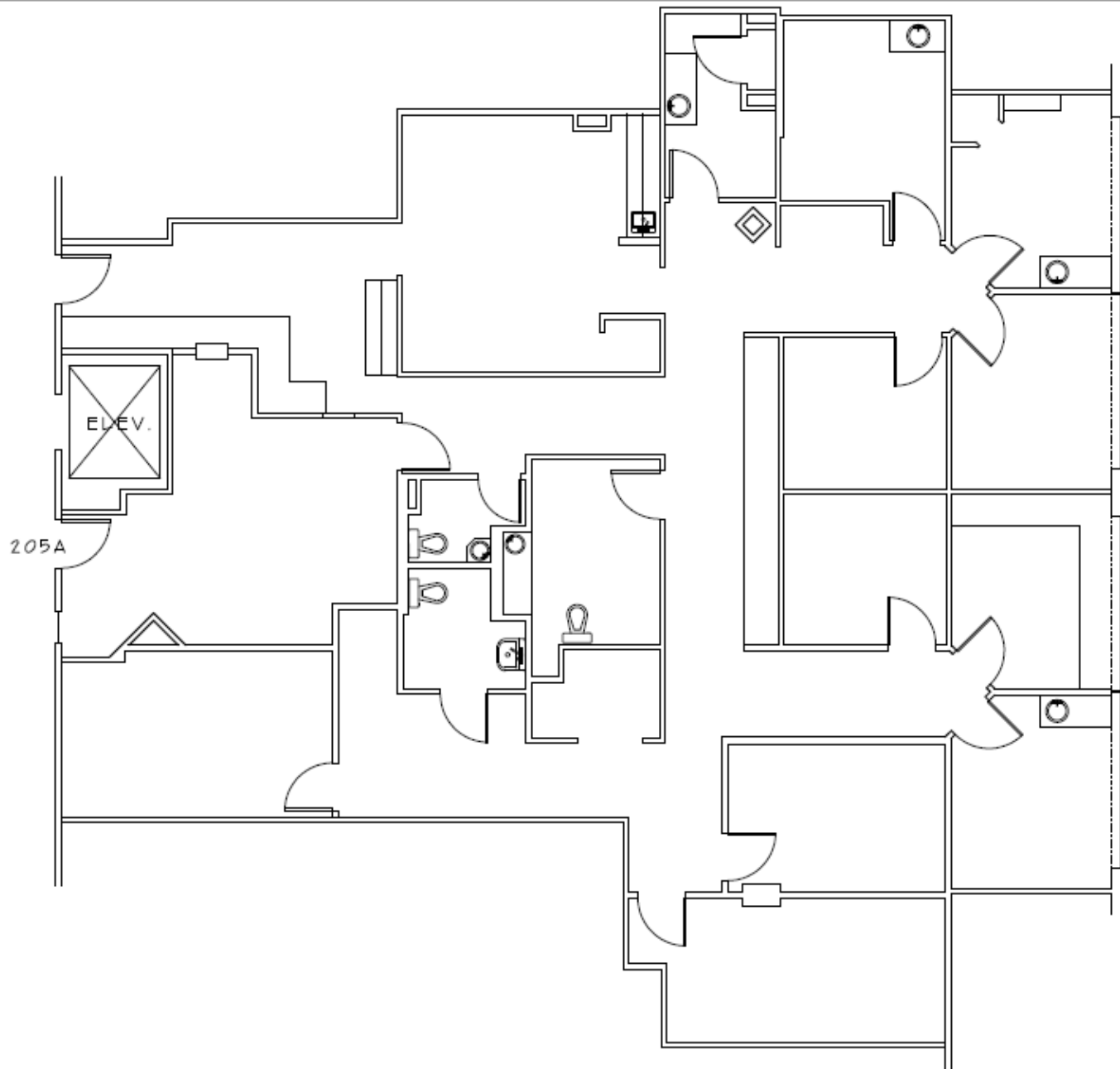
HILLCREST OAKS

Exxon Mobil Pipeline

America's Beverage

Baylor Scott & White Medical Center - Irving

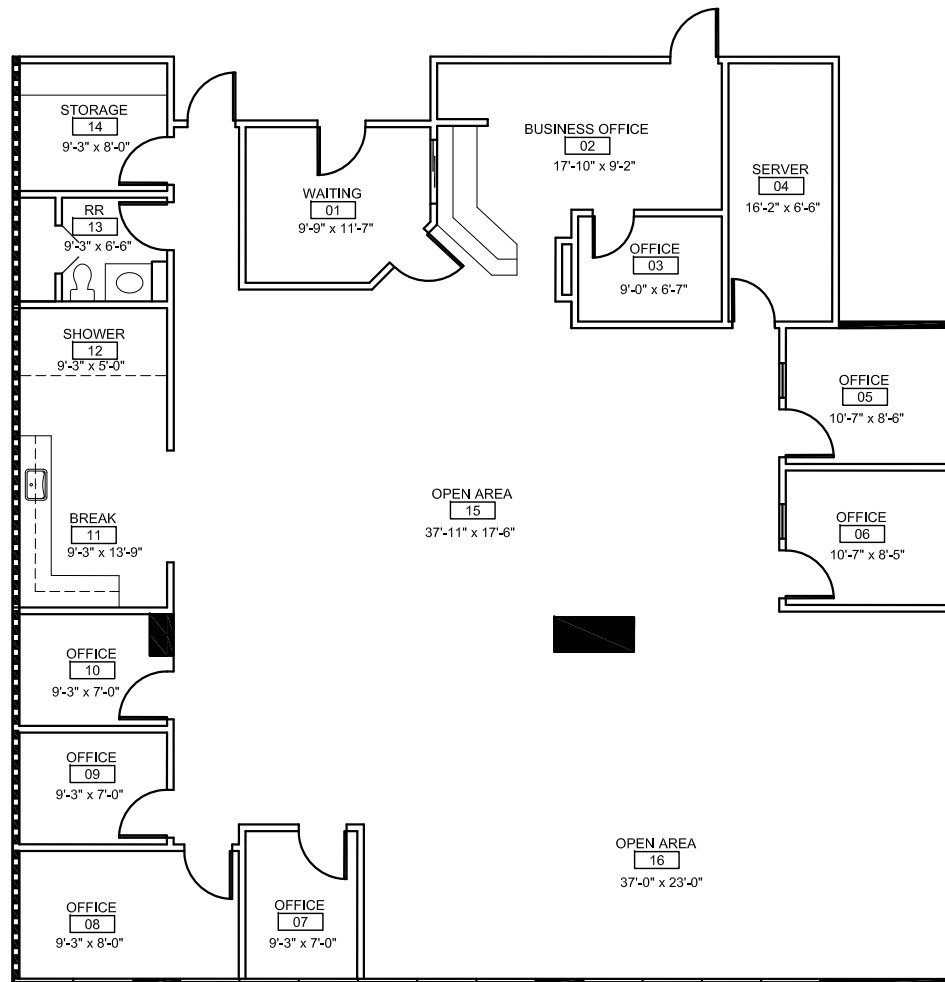
E Airport Fwy

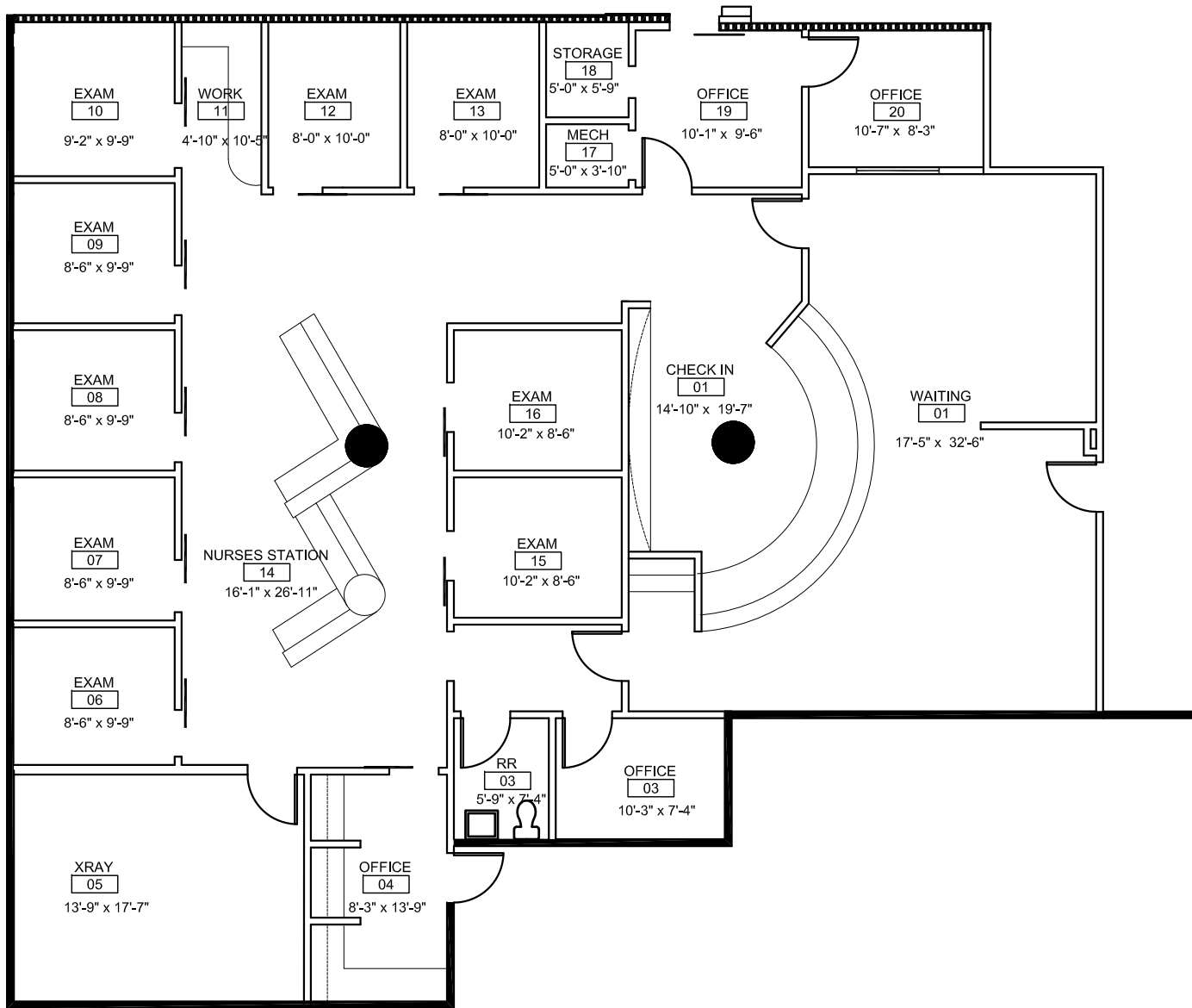


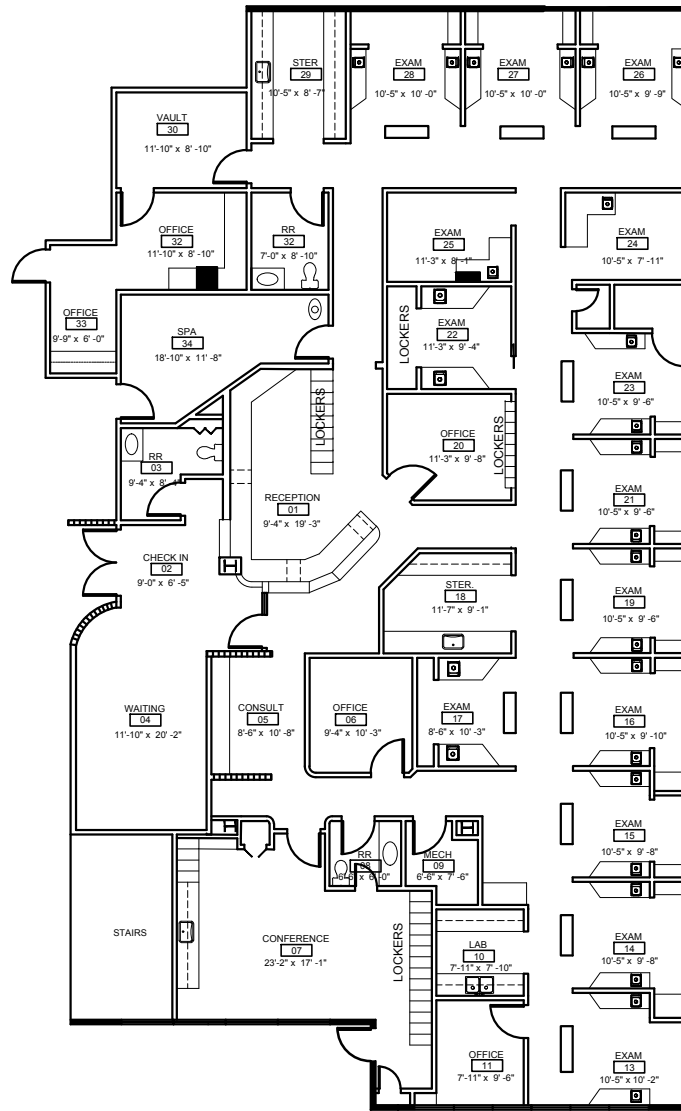
**COTTONWOOD MEDICAL & DENTAL**  
4301 N MacArthur, Irving, TX • Suite 203  
Rentable Area: 3,600 RSF  
Scale: 3/32" - 1'-0"

**DFW** ADVISORS Ltd. Co.  
4600 Greenville Avenue • Suite 150 • Dallas, Texas 75206 • (214) 750-9898 • FAX (214) 750-9908

**For leasing information:**  
Lester Nevels  
lnevels@dfwa.net  
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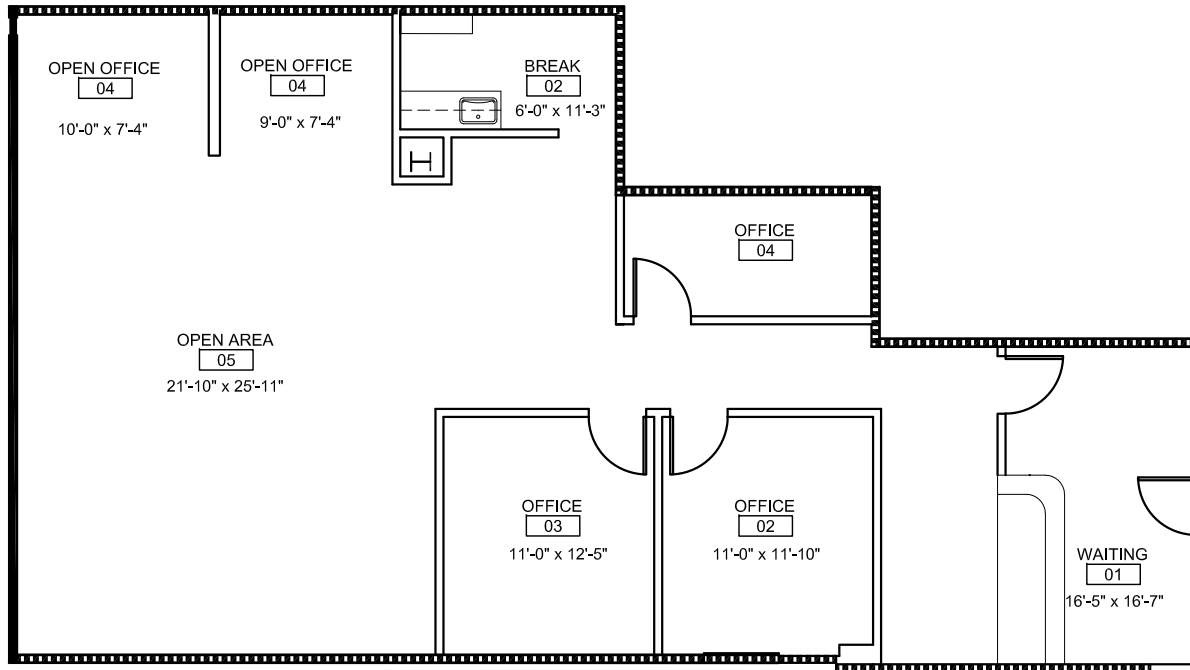


**DFW** ADVISORS  
 Real Estate Services, Acquisition, Relocation,  
 Consulting & Property Management

4301 N. MacArthur Blvd  
 Suite 100  
 IRVING, TEXAS 76038

DATE: 09-21-16  
 SUITE: 100  
 RSF: 5,878







# Information About Brokerage Services

11-2-2015

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:
  - 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 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.

<u>DFW Advisors Ltd. Co.</u>	<u>597374</u>	<u></u>	<u>(214) 750-9898</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>James L. Falvo</u>	<u>260787</u>	<u>jfalvo@dfwa.net</u>	<u>(214) 750-9898</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></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)