For Lease



Building Information

- Suites ranging in size from 802 sf– 3,814 sf
- New Energy efficient AC systems,
- New Energy efficient Roof, Energy efficient window upgrades under way
- Multiple Communications providers Frontier FIOS ready suites, AT&T, Time Warner Cable Business Class
- Reserved Covered Car Port Parking
- Building Monument Signage – subject to availability
- Complete Lobby Renovation
- Views of Las Colinas Country Club Golf Course
- High Speed Fiber Optic

For Information Contact:

CCIM

Mike@HugeREA.com

(469) 759-0212

HUGE
Real Estate Advisors

Frontier COMMUNICATIONS

at&t

Spectrum BUSINESS

HUGE
Real Estate Advisors

Colonial Plaza
580 Decker Drive
Irving, TX 75062



Golf Course Views – 3rd Fairway



Monument Signage Available





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Colonial Plaza
580 Decker Drive
Irving, TX 75062



Covered Parking



Monument Signage
subject to Availability



Building Lobby

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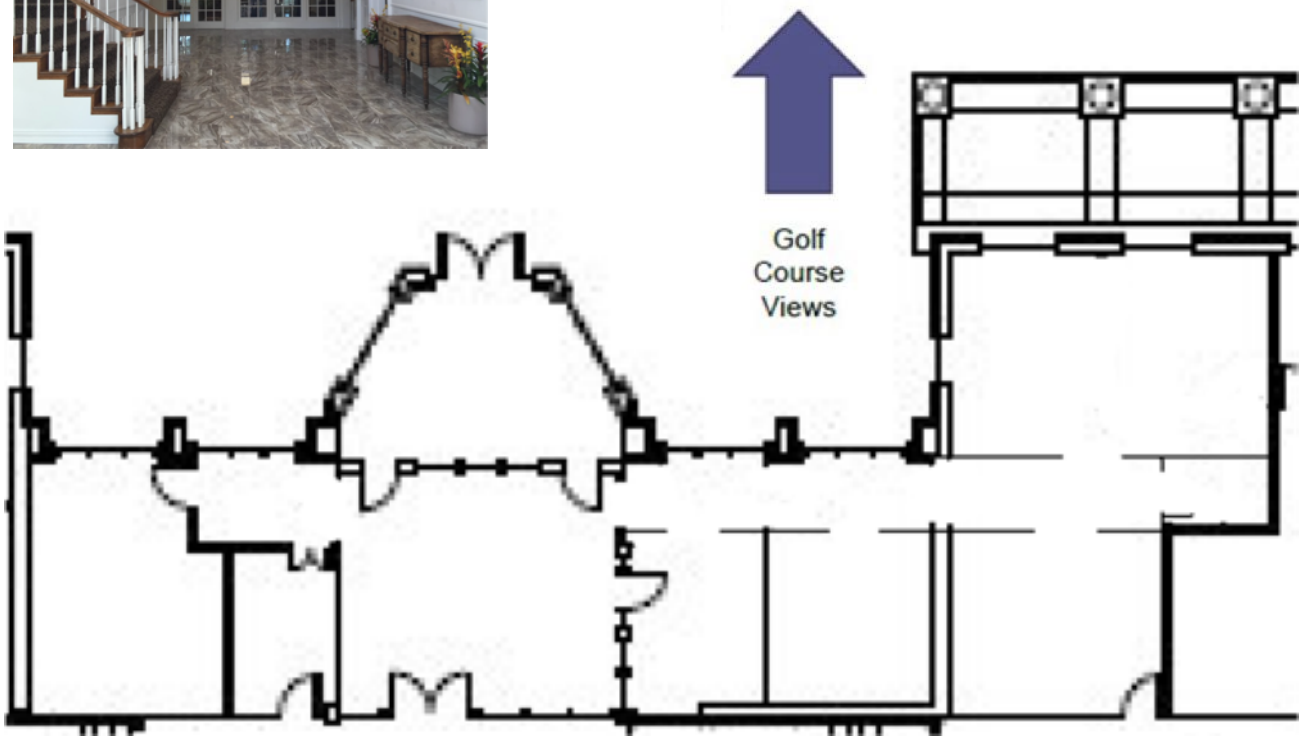
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Suite 100 – 2,860 sf





Impressive space at the lobby entrance to the building. The space overlooking the Las Colinas Country Club Golf Course Hole #3.


First Floor

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Irving, TX 75062

Interior Photos - Suite 100 – 2,860 sf







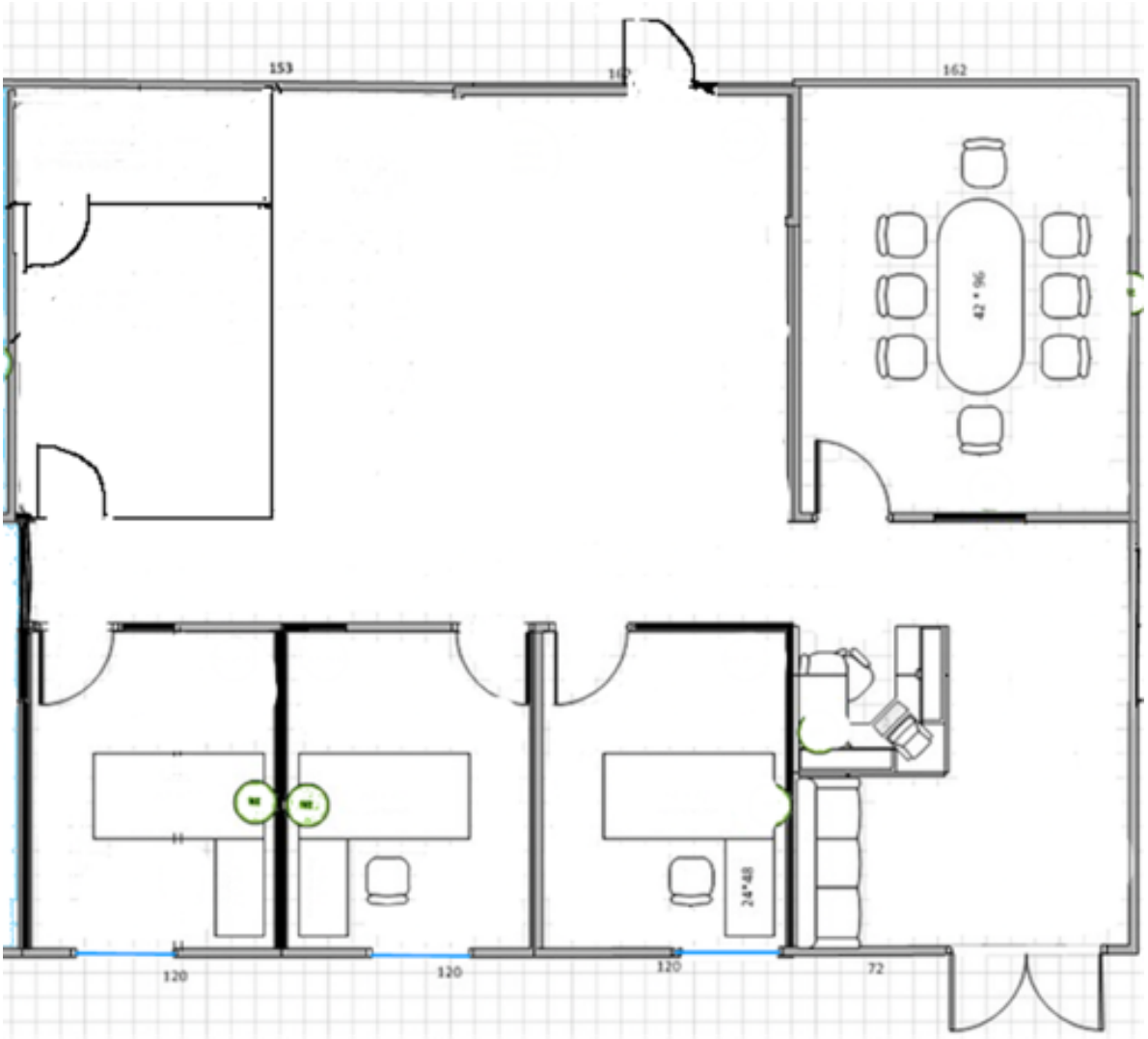


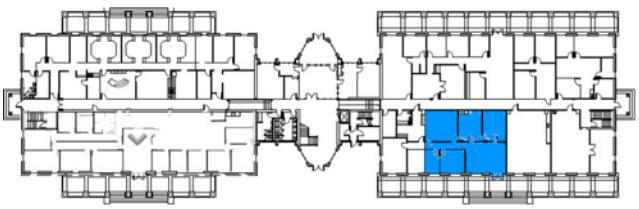
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First Floor

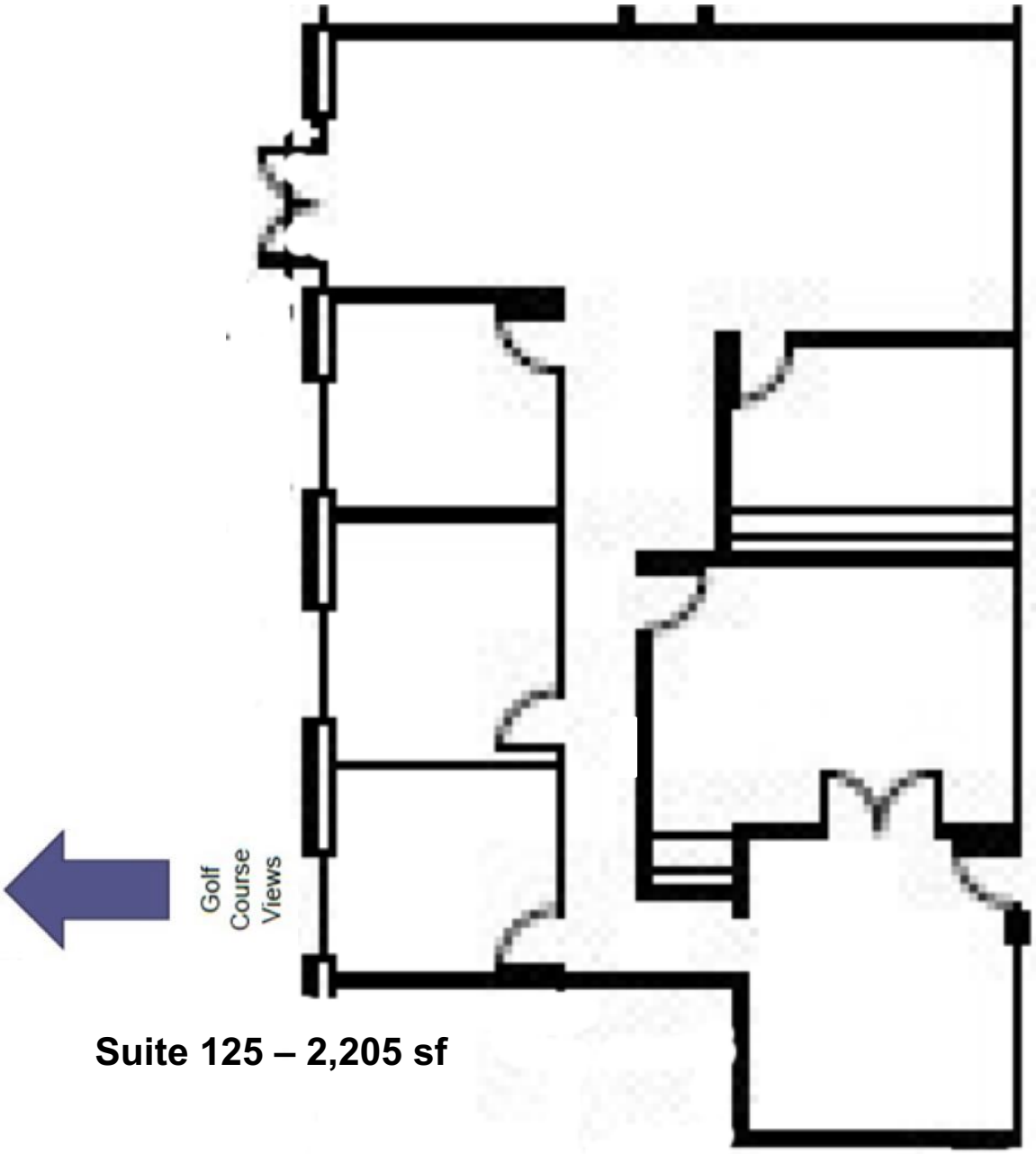
Suite 120 – 1,817 sf

For Information Contact:

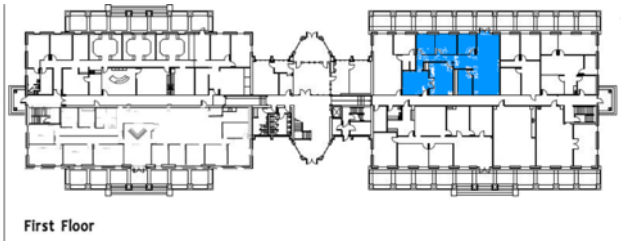
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Suite 125 – 2,205 sf

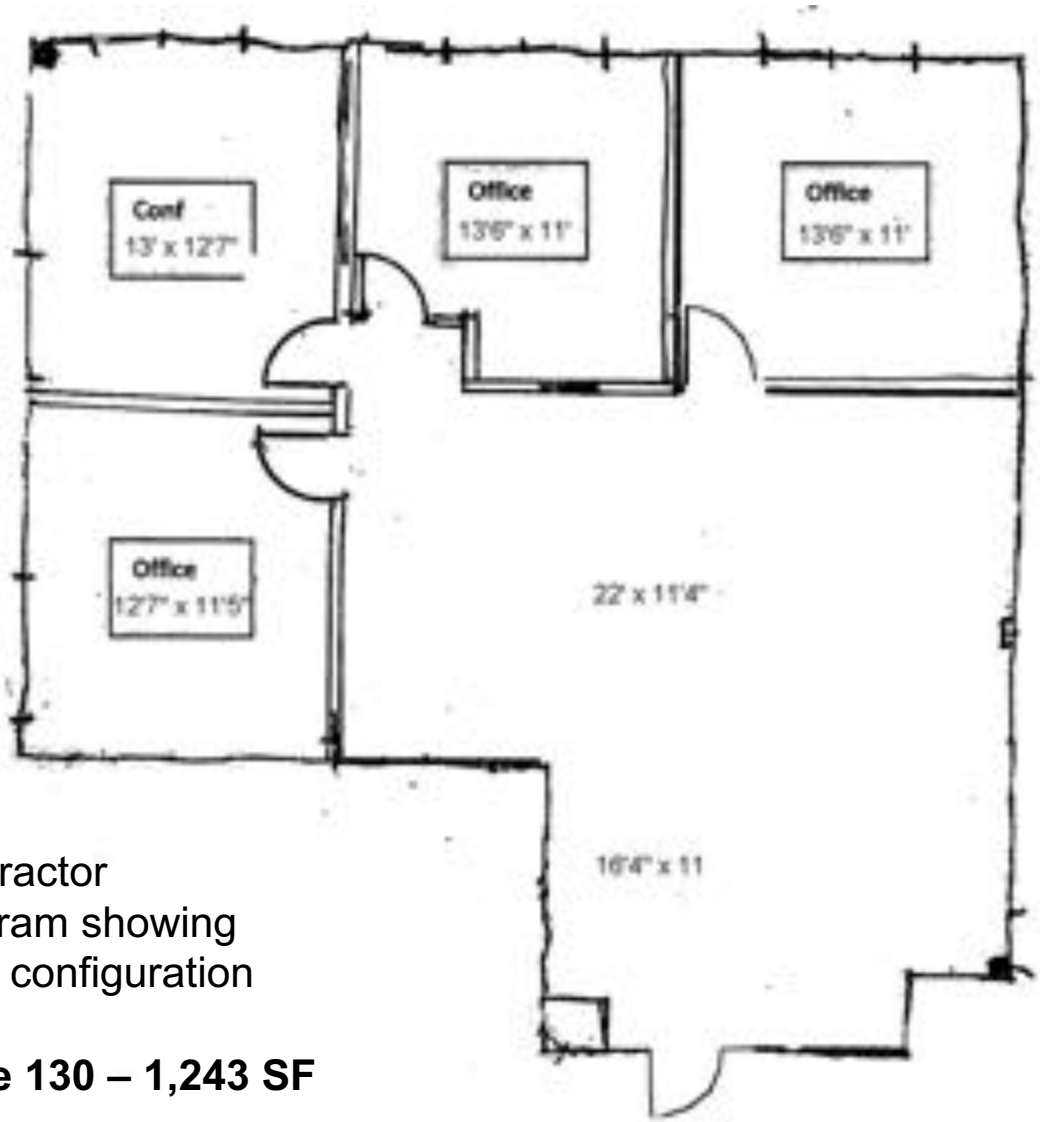


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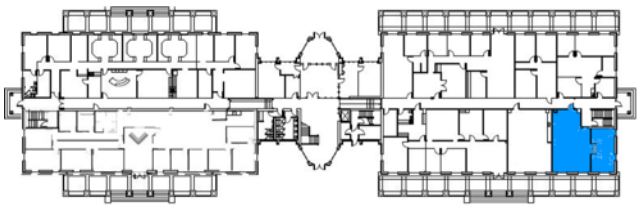
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Contractor
Diagram showing
spec configuration

Suite 130 – 1,243 SF



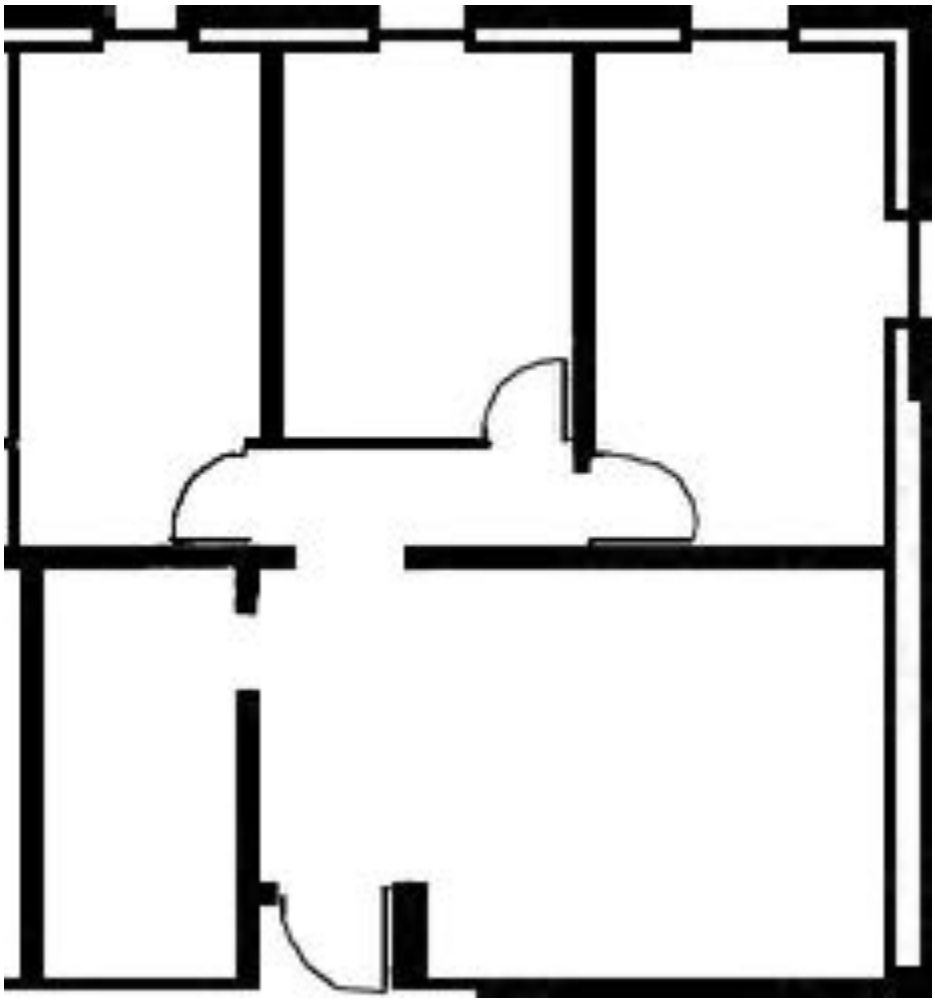
First Floor

For Information Contact:

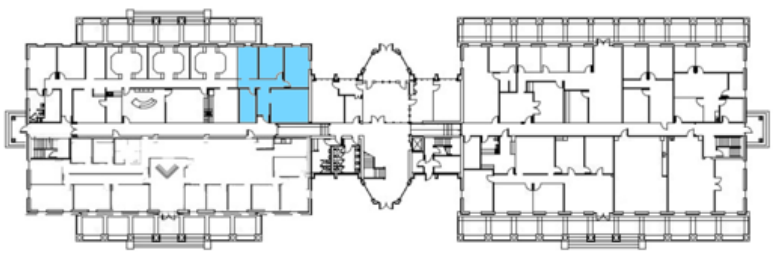
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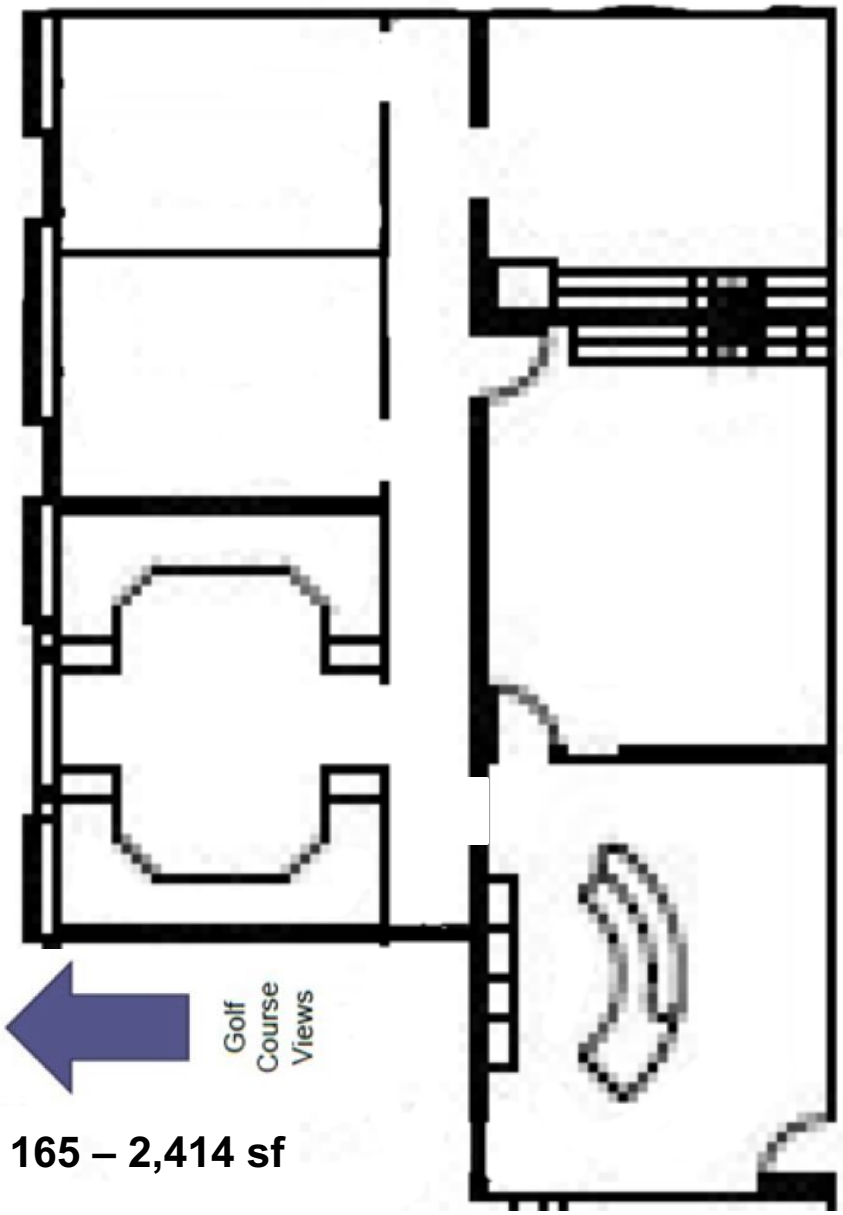
Suite 160 – 1,400 sf

For Information Contact:

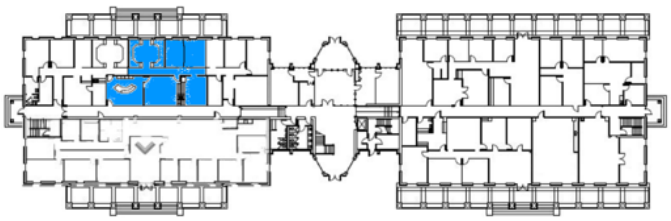
Michael Huge, CCIM
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Suite 165 – 2,414 sf



First Floor

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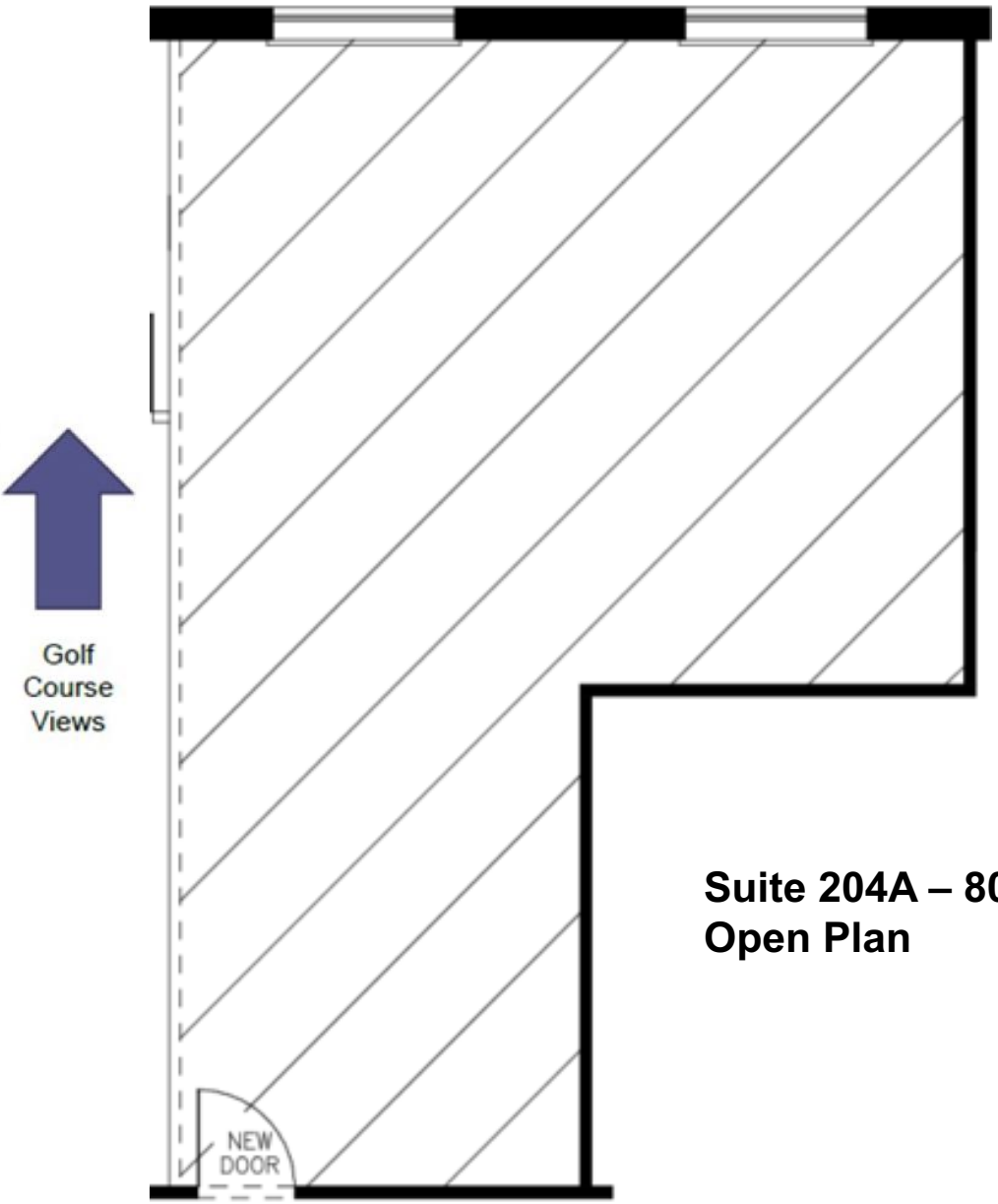
Suite 130 – 1,243 SF

For Information Contact:

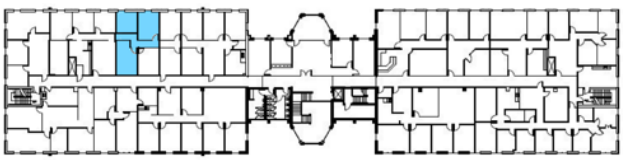
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Suite 204A – 802 sf
Open Plan

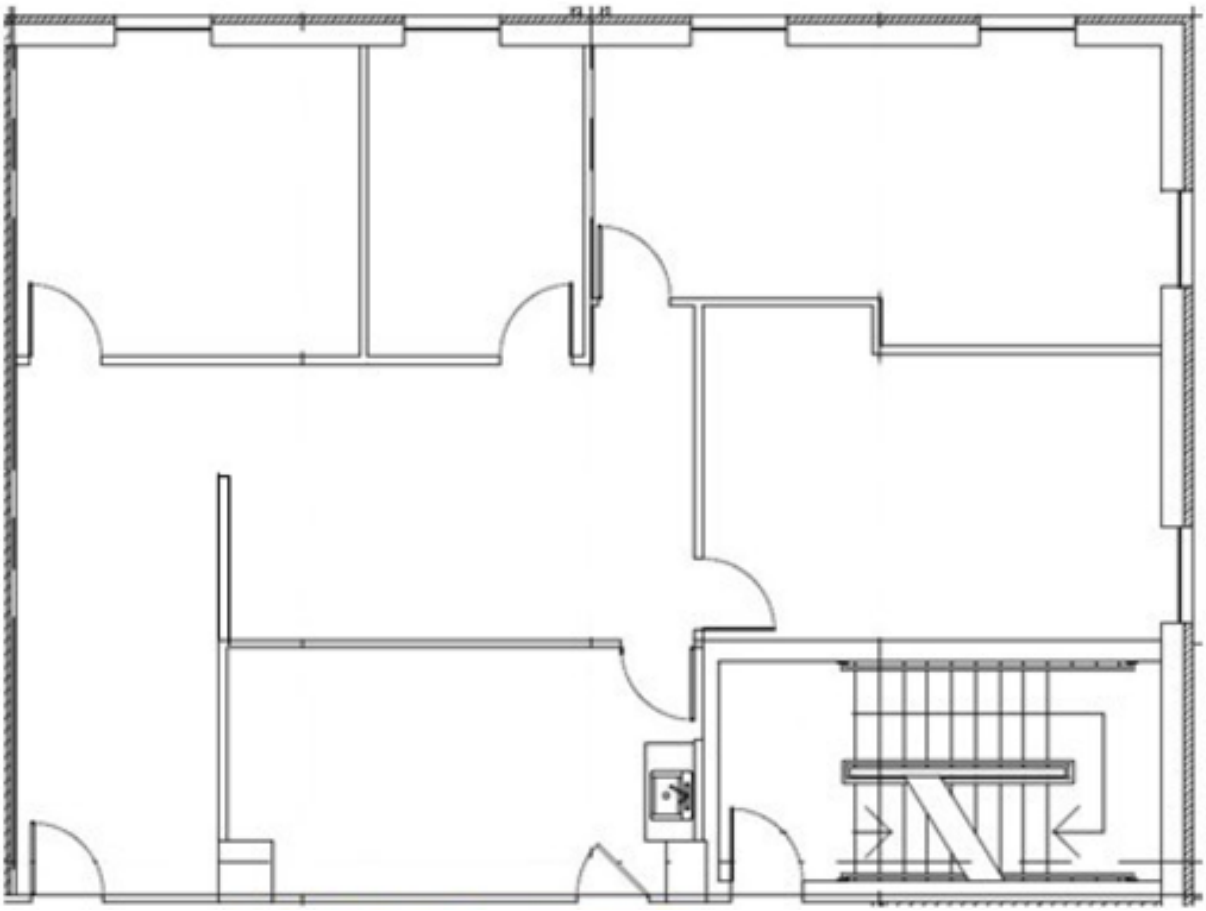


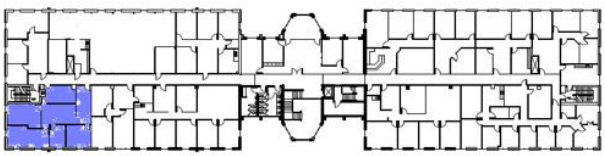
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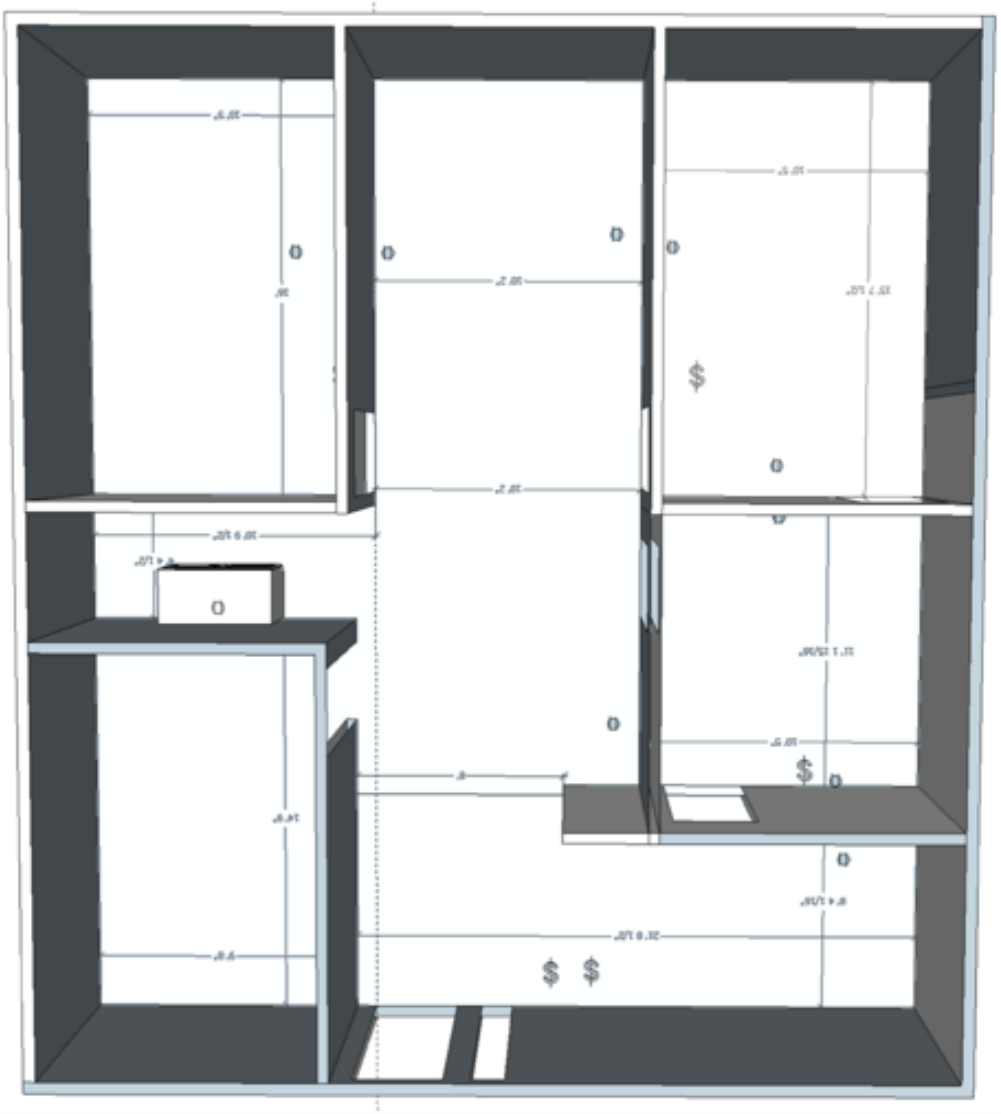
Suite 210 – 1,753 sf

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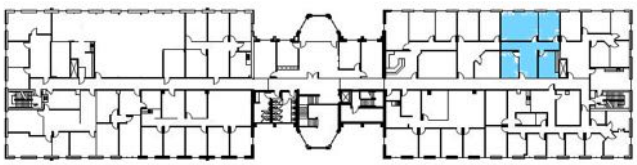
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Golf Course Views

Suite 270
1,305 sf



For Information Contact:

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Huge Real Estate Advisors

North Texas Commercial Association of Realtors®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a cooperating represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a cooperating by accepting an offer of cooperation from the listing broker. A cooperating may work in a different real estate office. A listing broker or cooperating can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not automatically establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Michael Huge d/b/a/ Huge Real Estate Advisors
Real Estate Broker Company | Buyer, Seller, Tenant or Landlord | Date

Real Estate Licensee | Date | Buyer, Seller, Tenant or Landlord | Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P. O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.

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