FOR SALE
CALL FOR DETAILS



300 & 320 DECKER DRIVE

IRVING, TEXAS 75062

DXRE PROPERTIES



SHARED CONFERENCE CENTER



FITNESS FACILITY



300 DECKER DRIVE



RENOVATED LOBBY OF 300 DECKER DRIVE



320 DECKER DRIVE

EXECUTIVE SUMMARY

TXRE Properties, as exclusive representative, is pleased to present an opportunity to acquire a **two-building** office complex totaling approximately **83,629** square feet in the heart of the prestigious Las Colinas submarket of Irving, Texas. Comprising **300 Decker Drive**, which is **52,333 square feet** and **320 Decker Drive**, which is **31,296 square feet**, the complex spans over **six** acres of prime real estate. Ideally positioned overlooking the lush fairways of the **Las Colinas Country Club**, the properties offer a rare combination of serene, high-end aesthetics and functional, high-density office space.

The portfolio is anchored by significant capital improvements, most notably at 300 Decker, which features a modern three-story glass atrium lobby, upgraded common areas, and a comprehensive amenity package including a fitness center with shower, executive conference center, and coffee lounge. 320 Decker Drive is fully stabilized, featuring a long-term lease with Regus-IGN, the global leader in executive suite solutions and flexible workspace.

With a parking ratio of approximately 3.8 per 1,000 square feet, the assets are uniquely equipped to handle the demands of modern corporate tenants. This infrastructure, combined with a diverse tenant base and flexible floor plates, provides a stabilized income stream.

Located within the Las Colinas Urban Center—North Texas's premier corporate destination—the properties benefit from an unparalleled ecosystem of Fortune 500 neighbors, including Caterpillar, ExxonMobil, and McKesson. The site offers exceptional connectivity, situated minutes from SH-114 and I-635, providing a fifteen-minute commute to DFW International Airport and easy access to the Toyota Music Factory's vibrant dining and entertainment district. As the Dallas-Fort Worth office market continues to favor well-located, amenitized assets, 300 and 320 Decker Drive stand as a strategic investment.

PROPERTY INFORMATION

Address	300 & 320 Decker Drive Irving, Texas 75062
Location	Overlooks Las Colinas Country Club Just off E John Carpenter Freeway
Gross Building SF	300 Decker Dr. - 52,333 SF 320 Decker Dr. - 31,296 SF Total SF - 83,629 SF
Stories	300 Decker Dr. - 3 Floors 320 Decker Dr. - 2 Floors
Lot Size	6.238 Acres
Building Occupancy	300 Decker Dr. - 68% 320 Decker Dr. - 100% Blended Occupancy - 80%
Parking Ratio	3.8 : 1,000
Traffic Count	10,000+ Cars Per Day
Zoning	C-O



SAMPLE TENANT SPACE



SITUATED ON LAS COLINAS COUNTRY CLUB

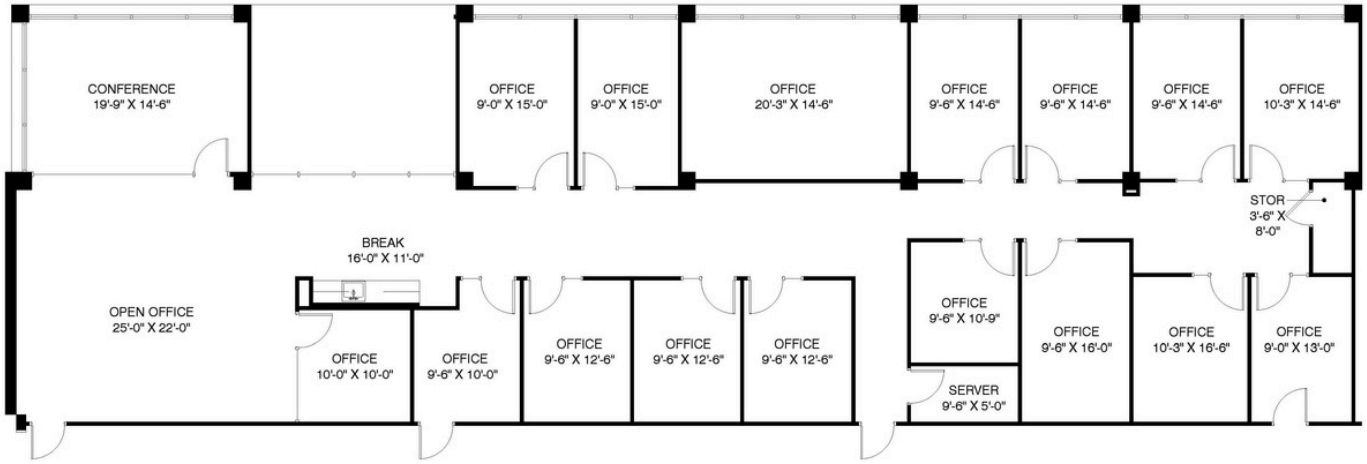
300 & 320 DECKER DRIVE, IRVING, TEXAS 75062

AVAILABLE FLOORPLANS

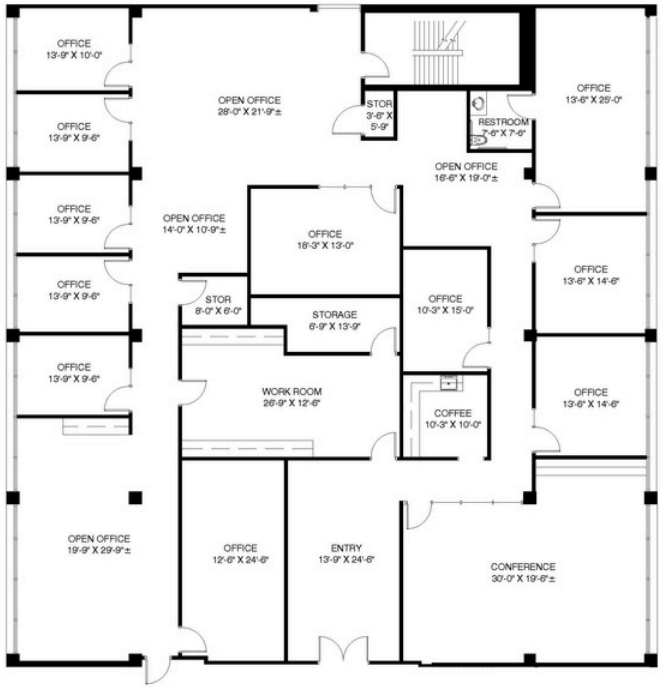
DXRE PROPERTIES



SUITE 250
8,888 RSF



SUITE 350
4,787 RSF



SUITE 300
7,017 RSF

SITE PLAN


Decker Dr
Wingren Dr
Decker Dr
Parking
300 Decker Drive
52,333 SF - Multi-Tenant Building
320 Decker Drive
31,296 SF
Regus
Las Colinas
Country Club

300 & 320 DECKER DRIVE, IRVING, TEXAS 75062

DXRE PROPERTIES

THE CITY OF IRVING

ENTERTAINMENT

- 50+ Restaurants, Shops & Entertainment Destinations
- Located 1.3 Miles from Toyota Music Factory
  - 500,000+ sq. ft. mixed-use entertainment complex

RECREATION

- City of Irving offers Six (6) Recreation Centers, One (1) Youth Center and One (1) Senior Center
- The City has more than 90 parks with over 2,000 acres of Land

TRANSPORTATION

- 10 Minutes to Dallas-Fort Worth International Airport
- 14 Minutes to Dallas Love Field Airport





DEMOGRAPHICS

261,350
POPULATION IN IRVING

$105,000+
AVERAGE INCOME IN IRVING

138,000
EMPLOYED IN IRVING

94,845
HOUSEHOLDS IN IRVING



CONTACT US

EXCLUSIVE BROKERS

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