

161 CORPORATE CENTER

6225 N State Highway 161
Irving, Texas 75038



cohera
commercial

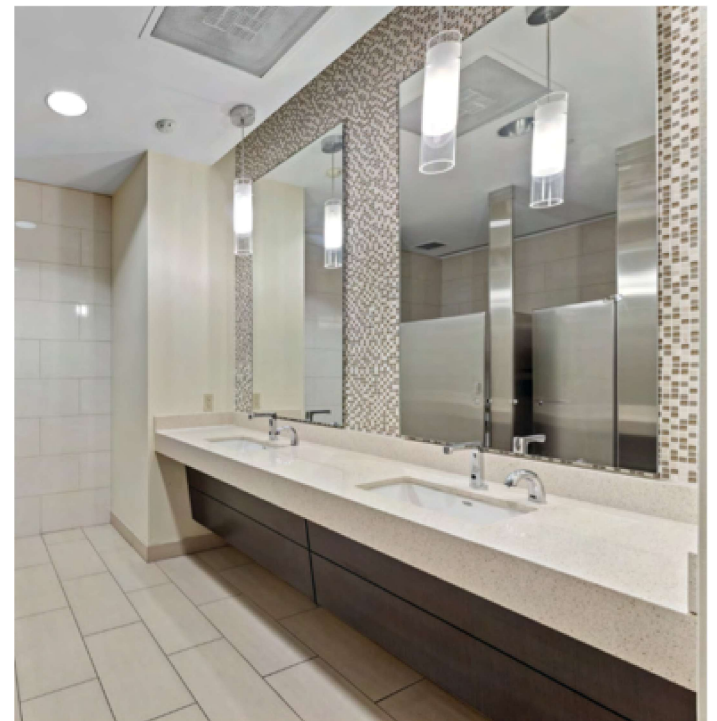
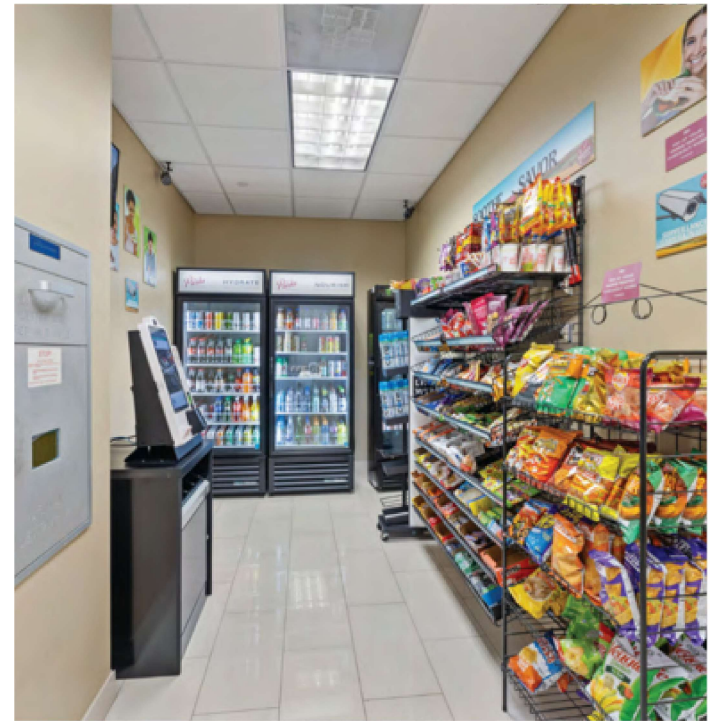


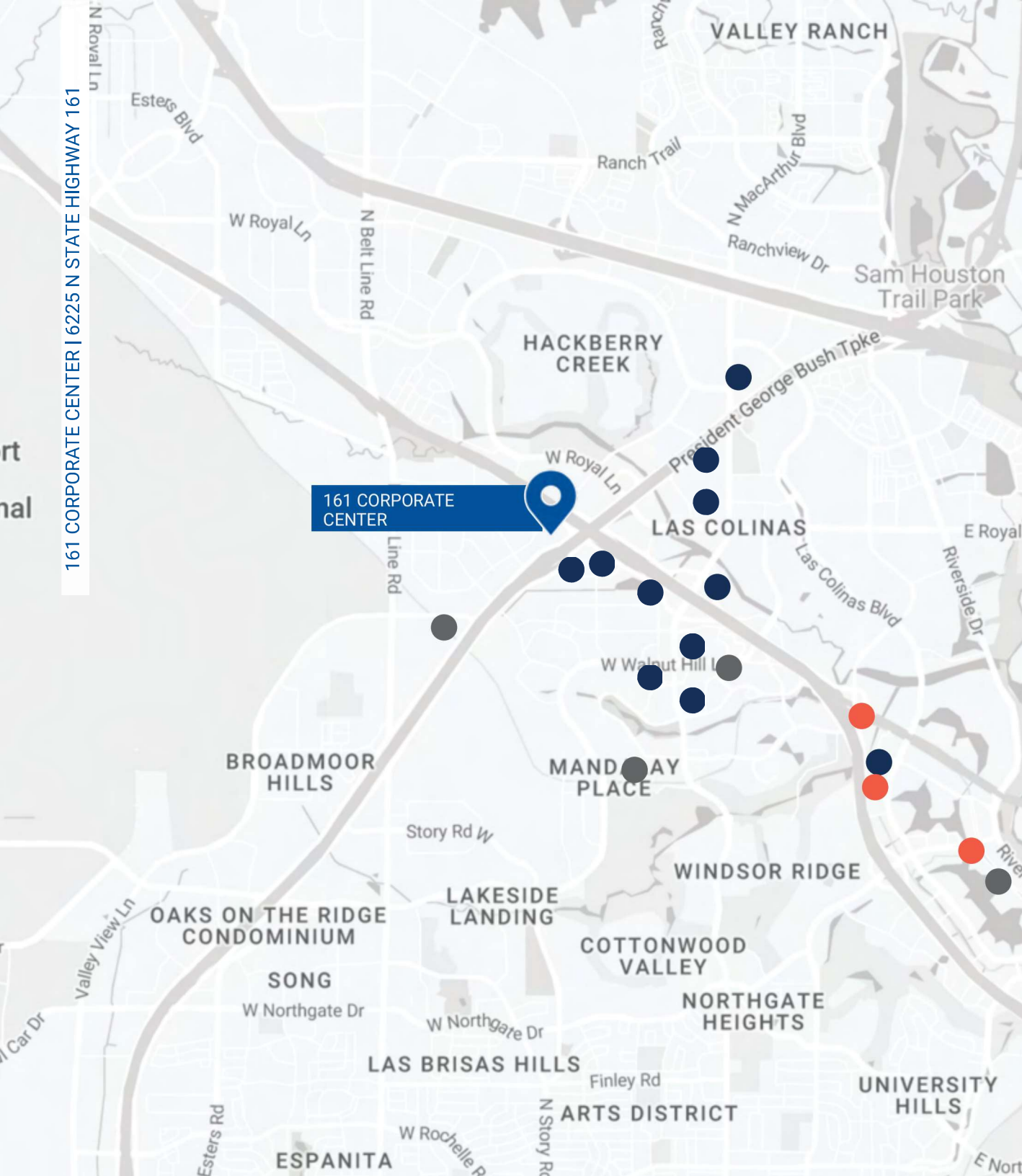
AVAILABILITY & ECONOMICS

Suite	RSF	Rate	Notes
125	3,012 SF	\$15.25	Spec suite directly off building lobby.
325	4,282 SF	\$15.25	Brand new spec suite.
375	5,514 SF	\$15.25	Very nice 2nd generation spec suite.
400/450/475	19,712 SF	\$15.25	2nd generation condition. Demisable.

*The presented terms assume a five (5) year deal.

INTERIOR PHOTO GALLERY





SURROUNDING AMENITIES

- RESTAURANTS**
 - Starbucks
 - Flavors Indian Kitchen
 - In-N-Out Burger
 - Modern Market Eatery
 - Original ChopShop
 - Tupelo Honey
 - Nizams Kitchen
 - Yolk
 - Chick-fil-A
 - Benihana
 - Fuzzy's Taco Shop
- ENTERTAINMENT**
 - Toyota Music Factory
 - Four Seasons
 - Irving Convention Center at Las Colinas
- TRANSIT**
 - Belt Line Station
 - Hidden Ridge Station
 - North Lake College Station
 - Las Colinas Urban Center Station

SUPERIOR ACCESSIBILITY

- Located immediately off State Highway 114 and President George Bush Turnpike
- 8 minutes from DFW International Airport
- 16 minutes from Dallas Love Field



FACT SHEET

BUILDING ADDRESS

6225 North State Highway 161
Irving, Texas 75038

OWNER

Woodside

LEASING TEAM

Cohera Commercial

John Dickenson
jdickenson@coheracommercial.com

Paul Hernandez
phernandez@coheracommercial.com

Dylan Cummins
dcummins@coheracommercial.com

PROPERTY MANAGEMENT

Cohera Commercial

BUILDING SIZE

104,165 RSF

STANDARD FLOORPLATE

27,000 RSF

STORIES

Four (4) stories

YEAR BUILT

1998

PARKING RATIO

4.0/1,000 RSF – unreserved

Covered reserved parking \$75.00
per space per month plus
applicable taxes (subject to
availability)

BUILDING HOURS

Mon – Fri: 8:00 AM – 6:00 PM
Sat: 8:00 AM – 1:00 PM

HVAC

After-hours HVAC is available at
\$75.00 per hour, with a minimum of
two (2) hours

AMENITIES

Grab-and-go food service
Conference center

Ownership is in the planning
stages for a new building
conference center

TELECOM/FIBER PROVIDERS

AT&T – Internet (fiber)
LOGIX – Internet (fiber)
TW – Telecom

161 CORPORATE CENTER

6225 NORTH STATE HIGHWAY 161

LEASING CONTACTS

John Dickenson | jdickenson@coheracommercial.com

Paul Hernandez | phernandez@coheracommercial.com

Dylan Cummins | dcummins@coheracommercial.com

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