

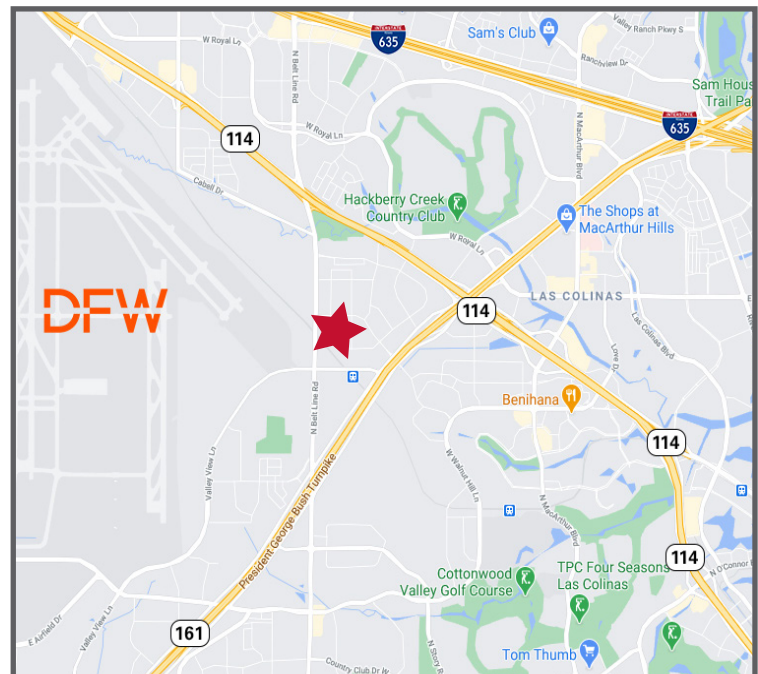


# GATEWAY SOUTH OFFICE & FLEX FOR LEASE

2900 GATEWAY DRIVE & 6025 COMMERCE DRIVE, IRVING, TEXAS 75063

## Features

- Two flex/office buildings, consisting of 80,176 total square feet, located within the desirable Freeport Business Park
- Outstanding proximity to DFW International Airport
- Front park with rear load configuration
- Grade level and dock high loading options
- 100% Office or Flex options available
- Customizable TI package
- 80%-100% HVAC
- Ample parking
- Recently renovated





# FOR LEASE

## Gateway South

2900 Gateway Drive & 6025 Commerce Drive, Irving, TX 75063

Office/Flex

<b>RENTAL RATES:</b>	\$9.00 PSF/NNN (\$3.78)
<b>TENANT IMPROVEMENTS:</b>	Negotiable
<b>CLEAR HEIGHT:</b>	8' - 18'
<b>PARKING:</b>	4:1000



## 6025 Commerce Drive

SUITE	RSF	MAX CONTIG	SPACE NOTES
500	6,510	6,510 RSF	50% office w/ 8 privates (including 1 office w/ direct access to warehouse), large conference/training room, small conference room, break room/kitchen, multiple storage rooms, IT closet, restrooms, shower. Warehouse has 100% HVAC area (approx. 24'x25'), 2 DH doors (1 ramp).
550	10,747	10,747 RSF	Endcap space. 12 private offices, open work area, conference room, training room, break room, work/file/copy room, warehouse/storage area w/ 2 dock doors and 1 dock ramp.

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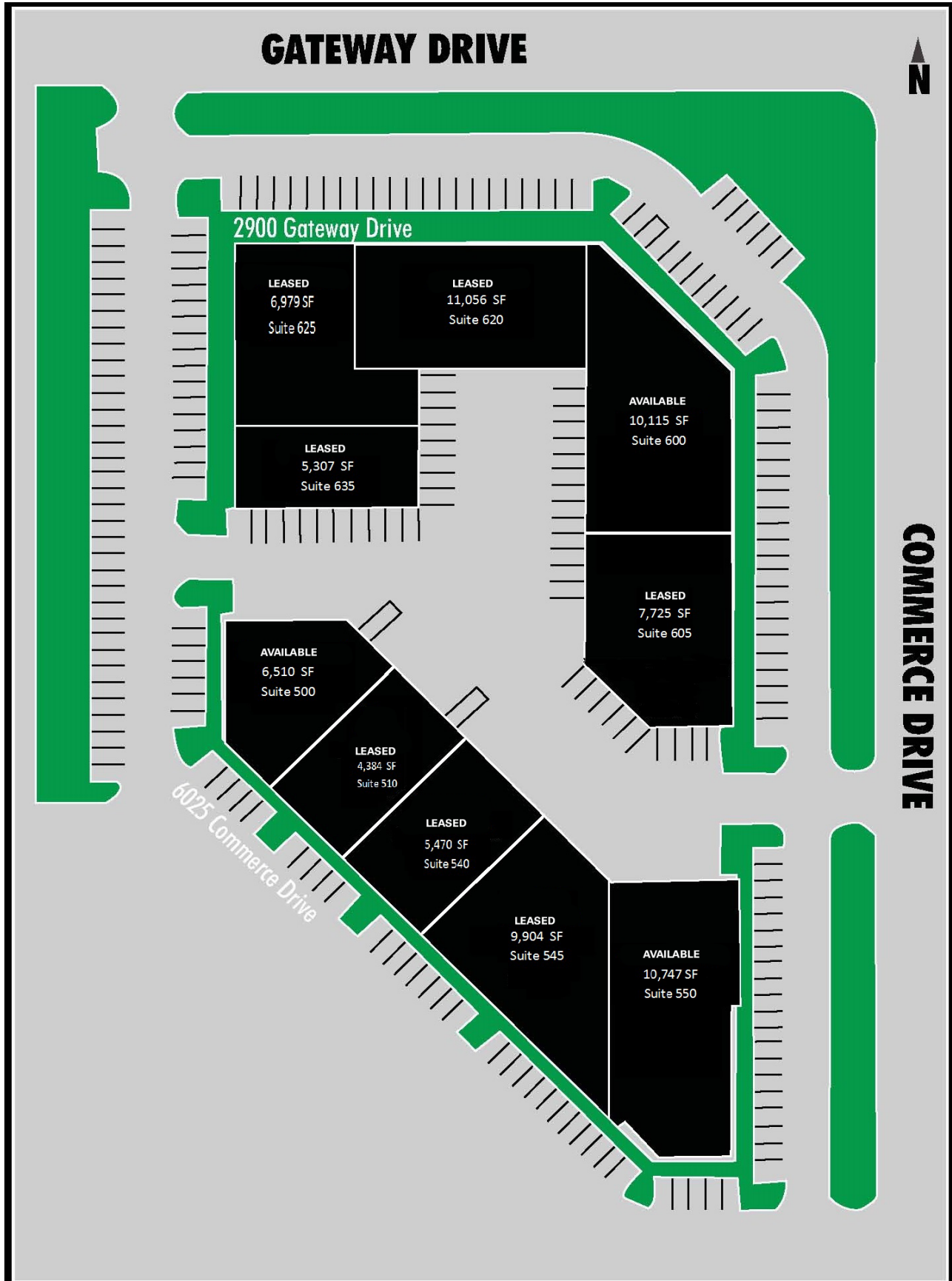
SUITE	RSF	MAX CONTIG	SPACE NOTES
600	10,115	10,115 RSF	Large reception, 6 private offices, 3 conference rooms, open work area, large break room, dedicated server room w/ supplemental HVAC, work room/storage area, restrooms.

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