



**FOR
LEASE**

The Atrium at Irving Heights



The Atrium is located in the highly-trafficked, quickly-growing district of Irving. Offering up to 6,762 SqFt of pristine office space. An excellent office or salon opportunity, the building boasts flexible tenant spaces and high visibility opportunities in a convenient location just off Belt Line Road in one of the top redeveloping districts of Irving.



Address	3317 Finley Rd Irving, Tx 75062
Lease Rate	\$24-\$28/sf/yr
CAMs	Full Service
Term	1-7 years
Number of Floors	2
Available SqFt	315 – 3,349 SqFt
Total Building SqFt	32,022 SqFt
Year Built	1972
Zoning	Neighborhood Services
Parking	3.18 per 1000 SqFt

Suite. 118	411 SqFt	Office
Suite 154	315 SqFt	Salon space
Suite 179	650 SqFt	Salon space
Suite 214	1,306 SqFt	Event Space
Suite 218	809 SqFt	Salon space
Suite 221	720 SqFt	Office
Suite 231	930 SqFt	Salon Space
Suite 232	664 SqFt	Office
Suite 255	858 SqFt	Office

Hilltop Commercial Real Estate

3317 Finley Road Suite 222
Irving, Texas 75062
www.hilltopcre.com

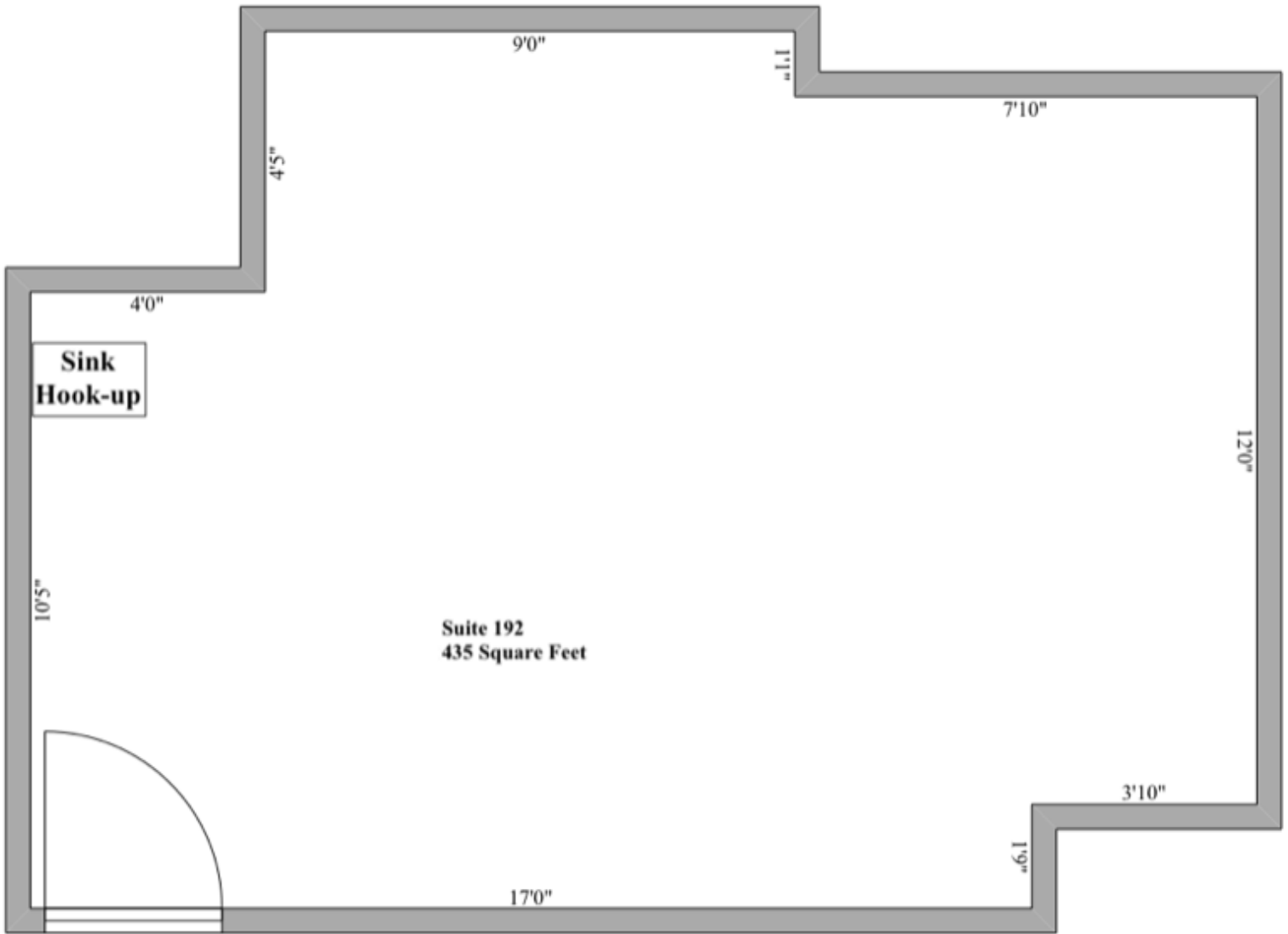
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SUITE 192



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**Sink
Hook-up**

**Suite 181
333 Square Feet**

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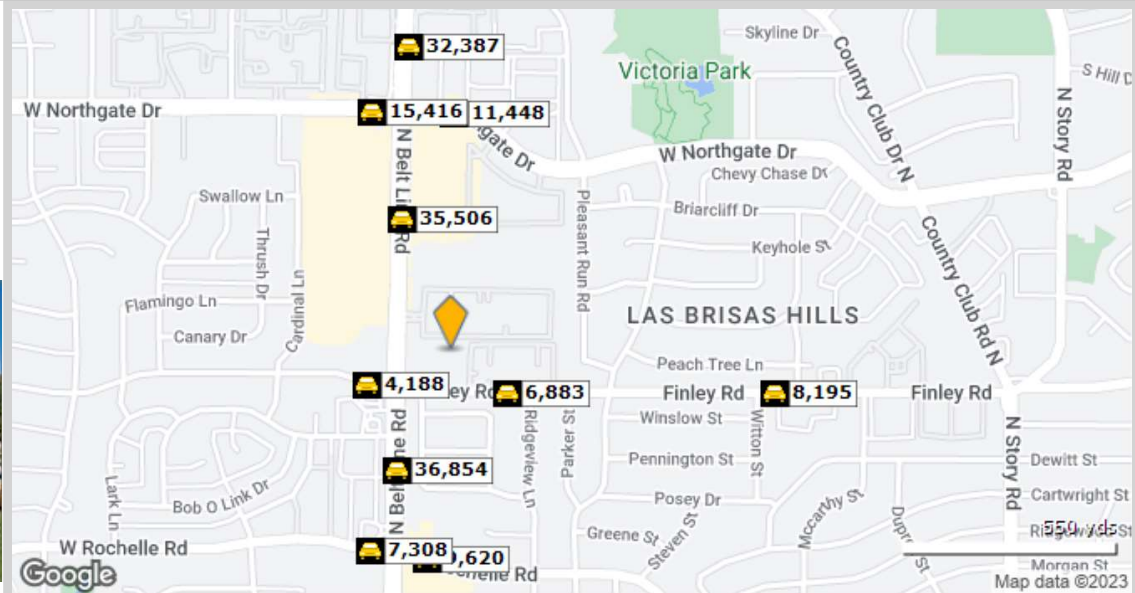
Mark Webster

Managing Partner
mark@hilltopcre.com

The Atrium at Irving Heights

3317 Finley Rd, Irving, TX 75062

Building Type: **Class C Office**
 Class: **C**
 RBA: **32,027 SF**
 Typical Floor: **14,982 SF**
 Total Available: **6,762 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Finley Rd	Ridgeview Ln	0.03 E	2022	6,883	MPSI	.11
2 Finley Rd	N Belt Line Rd	0.05 E	2022	4,188	MPSI	.13
3 N Belt Line Rd	Chime St	0.05 N	2022	36,854	MPSI	.19
4 N Belt Line Rd	W Northgate Dr	0.16 N	2022	35,506	MPSI	.21
5 W Rochelle Rd	N Belt Line Rd	0.05 W	2022	9,620	MPSI	.31
6 W Rochelle Rd	N Belt Line Rd	0.03 E	2022	7,308	MPSI	.32
7 W Northgate Dr	N Belt Line Rd	0.08 W	2022	11,448	MPSI	.36
8 W Northgate Dr	N Belt Line Rd	0.04 E	2022	15,416	MPSI	.38
9 N Belt Line Rd	W Northgate Dr	0.09 S	2022	32,387	MPSI	.46
10 Finley Rd	Witton St	0.03 W	2022	8,195	MPSI	.49

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Hilltop Commercial Real Estate	9012526	mark@hilltopcre.com	(817)505-9806
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Peter Dibenedetto	532879	txrealty@gmail.com	(817)505-9806
Designated Broker of Firm	License No.	Email	Phone
Mark Webster	639711	mark@hilltopcre.com	(817)505-9806
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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
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