

# CARPENTER CORPORATE CENTER II

2001 West John Carpenter Freeway



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

# CARPENTER CORPORATE CENTER II

2001 West John Carpenter Freeway



BUILDING SIZE

**112,150 RSF**

STORIES

**3**

YEAR BUILT

**2008**

PARKING

**5.0:1,000**  
surface parking

**GET WHERE YOU  
NEED TO GO IN  
UNDER 20 MINUTES!**

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DFW International Airport 7 minutes

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Legacy 16 minutes

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Downtown Dallas 18 minutes

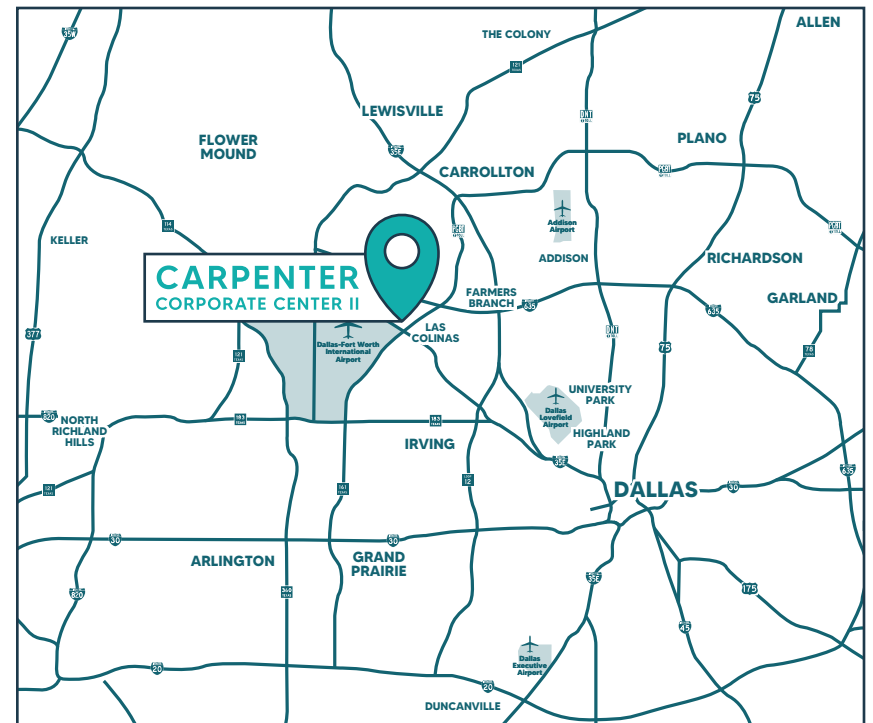
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Love Field Airport 20 minutes

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Preston Center 20 minutes

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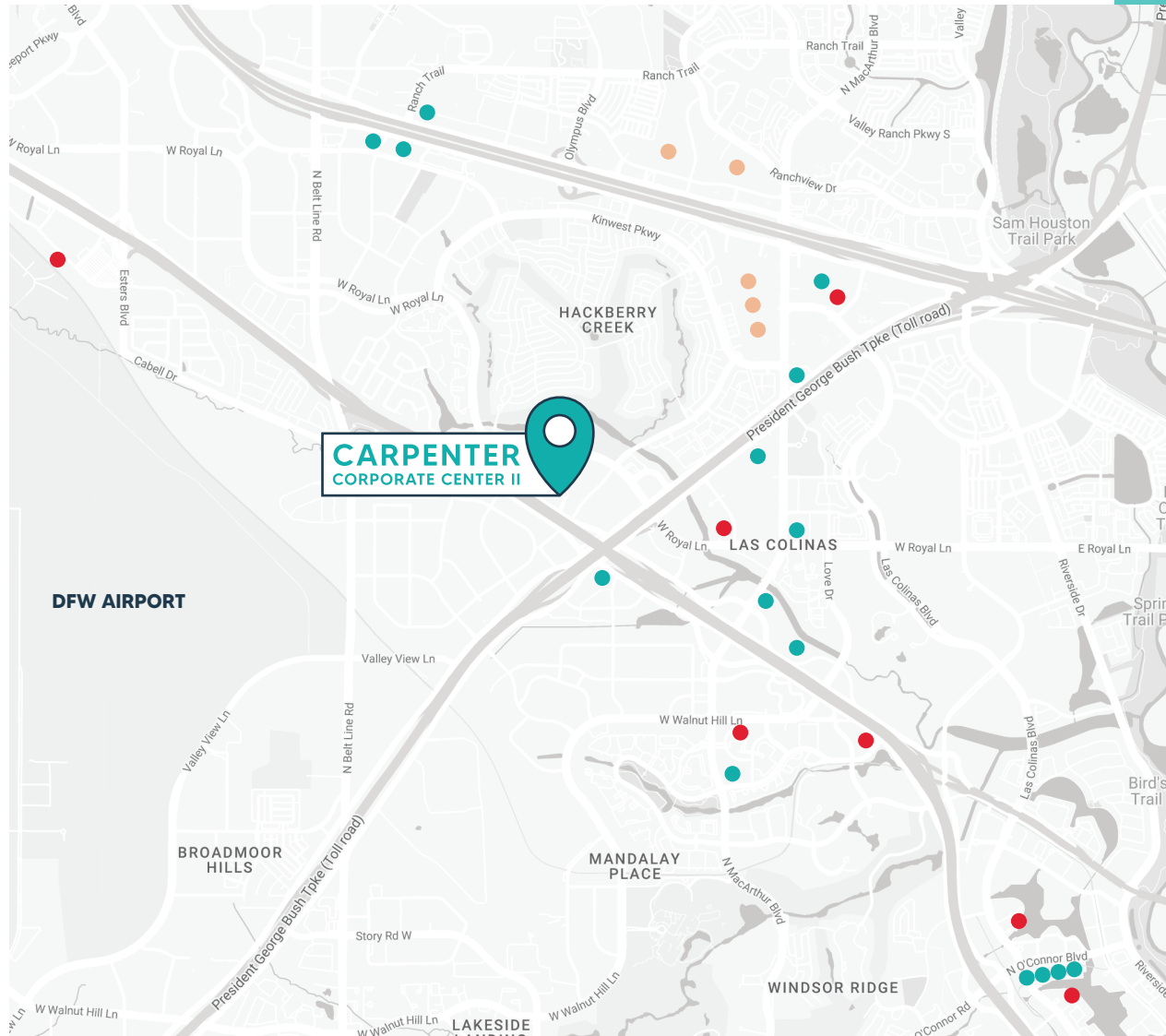
161 PGBT TOLLWAY

HWY 114

# CARPENTER CORPORATE CENTER II

2001 West John Carpenter Freeway

## AMENITY MAP



### RESTAURANTS

- Mexican Sugar
- Tupelo Honey Southern Kitchen
- The Ranch
- Hudson House
- Monaco
- Hugos Invitados
- Cork & Pig Tavern
- Copper and Vine
- Original ChopShop
- Whiskey Cake
- Little Katana
- Pacific Table
- Tacomex
- Fogo de Chao
- Modern Market

### HOTELS

- NYLO Las Colinas
- Hilton Garden Inn
- Marriot Dallas Las Colinas
- Element Dallas Fort Worth Airport
- Home2 Suites
- Residence Inn by Marriot
- Omni Las Colinas
- Hyatt Place DFW

### RETAIL & ENTERTAINMENT

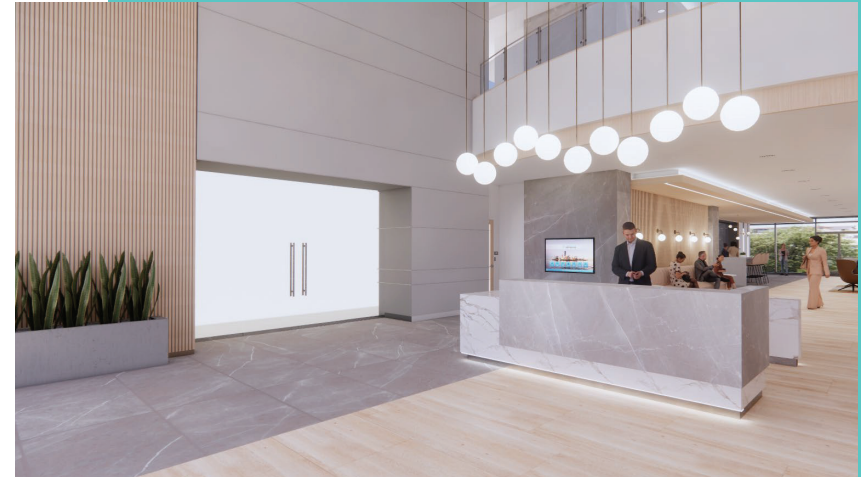
- Target
- Homegoods
- TJ Maxx
- Khols
- Walmart

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## UPCOMING RENOVATIONS

### NEW LOBBY



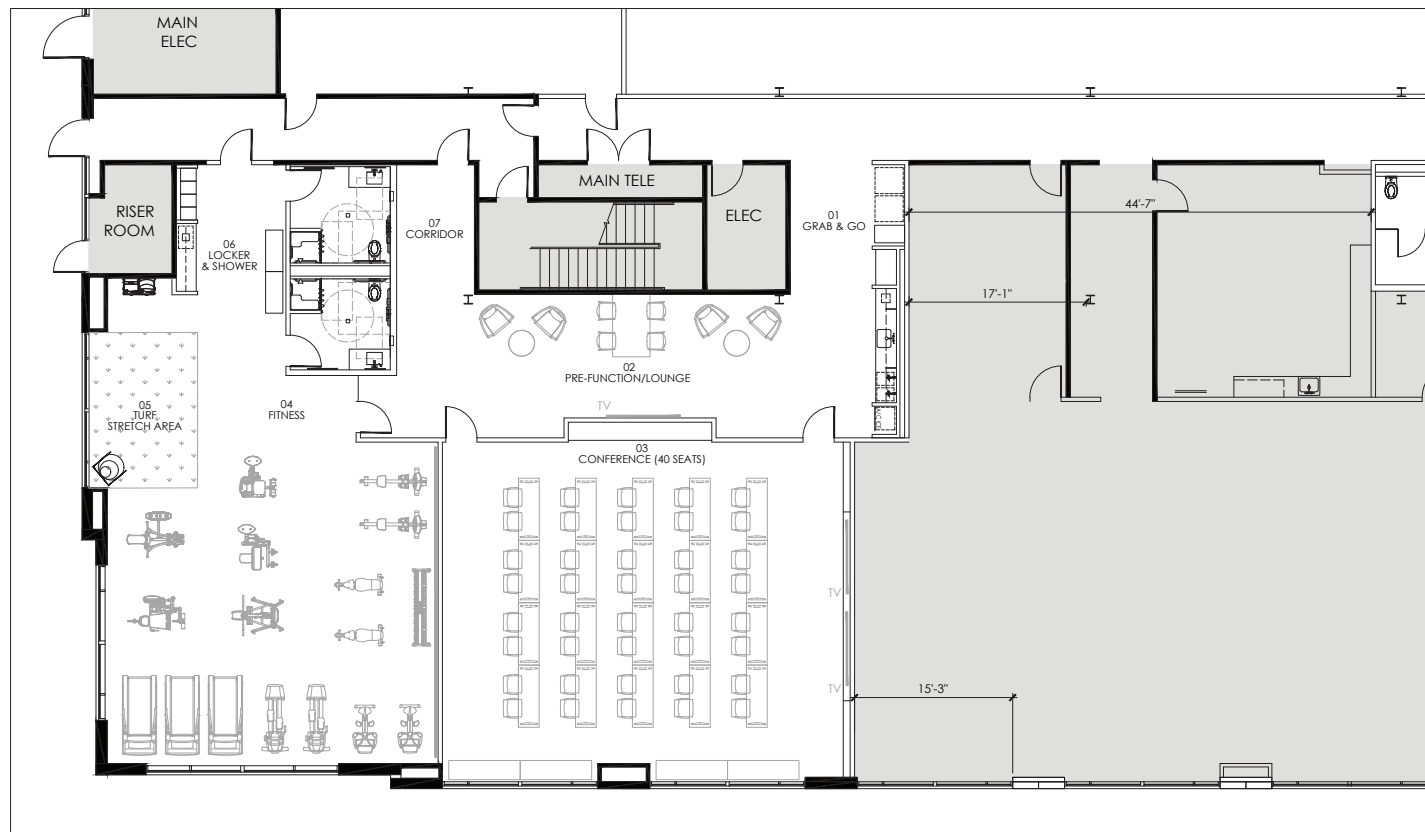
# CARPENTER

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## NEW AMENITY CENTER

- Fitness Center with Showers + Lockers
- Conference Facility
- Tenant Lounge with Grab & Go Food Service



# CARPENTER

## CORPORATE CENTER II

2001 West John Carpenter Freeway

### FITNESS CENTER WITH SHOWERS + LOCKERS



# CARPENTER CORPORATE CENTER II

2001 West John Carpenter Freeway

## CONFERENCE CENTER

- 40+ seats
- In place audio/video technology





# CARPENTER

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### LOUNGE & GRAB-N-GO CAFE



# CARPENTER

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**Carpenter Corporate Center II** is perfect for a large tenant who desires a headquarters location in the new **heart of Las Colinas**. The campus is just west of the intersection of President George Bush Turnpike (SH-161) and John Carpenter Freeway (SH-114), **minutes from DFW International Airport**.

With immediate access to SH-161 and SH-114 as well as proximate access to LBJ Freeway, I-35E and SH-183, **Carpenter Corporate Center is connected** to virtually every significant employment area, residential area and amenity base in the Metroplex. This ideal site overlooks Hackberry Country Club, is situated in close proximity to numerous hotels, restaurants and retail offerings and boasts excellent visibility.



# CARPENTER

## CORPORATE CENTER II

2001 West John Carpenter Freeway

### FACT SHEET

#### BUILDING

2001 W. John Carpenter Freeway  
Irving, Texas 75063

#### TOTAL SF

112,150 RSF

#### STORIES

3

#### YEAR BUILT

2008

#### PARKING RATIO

5:1,000 SF surface parking

#### POWER

1500 KW Building Generator

#### LEASING COMPANY

Holt Lunsford Commercial

John Dickenson

972.421.1971

[jdickenson@holtlunsford.com](mailto:jdickenson@holtlunsford.com)

Paul Hernandez

972.380.3641

[phernandez@holtlunsford.com](mailto:phernandez@holtlunsford.com)

#### SIGNAGE

Building and monument  
signage available

#### OWNER

CFT NV Developments, LLC



John Dickenson  
972.421.1971

[jdickenson@holtlunsford.com](mailto:jdickenson@holtlunsford.com)

Paul Hernandez  
972.380.3641

[phernandez@holtlunsford.com](mailto:phernandez@holtlunsford.com)





# Information About Brokerage Services

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

01-08-2024



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential 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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
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