



EQT | EXETER



# 8650 Freeport Parkway

Irving, TX

Building Size: 98,623 SF | 23,065 SF of Office Space Available

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## Building Specifications

- Office space available
- 98,623 SF total building size
- 23,065 SF available size
- Year Built: 1998
- Site: 6.1 Acres
- Parking Ratio: 370 spaces, 4/1000
- Number of Floors: Office: two floors above grade
- Typical Floor Plate: 49,300 RSF
- Ceiling Heights: Tenant Finished Ceiling Heights: 10'

## Additional Information

**Building Exterior:** The exterior walls of the building consist of precast concrete tilt-up wall panels with caulked joints at each panel intersection. The main building entry windows are a part of a storefront window system consisting of full-length fixed, low-e or solar tinting glazed windows. Windows are double-pane fixed units set in aluminum framing.

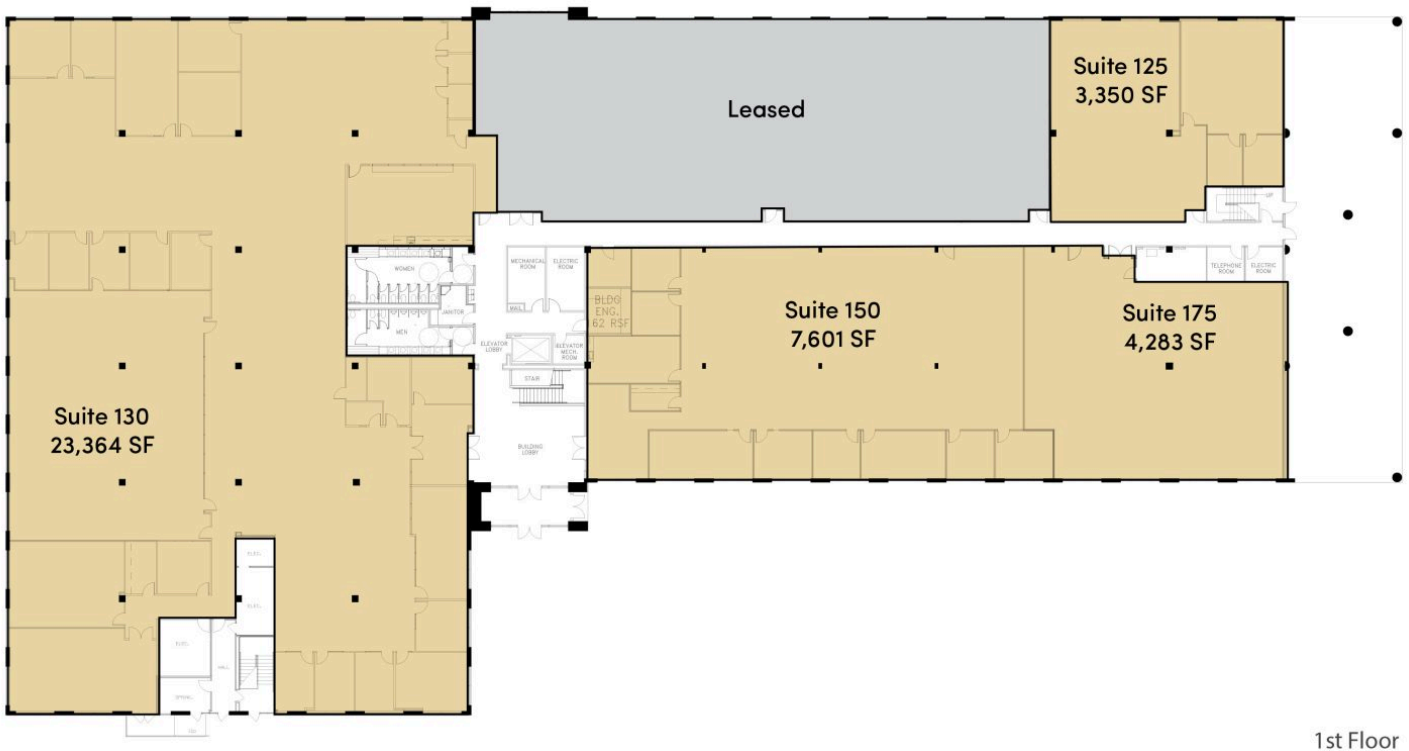
**Structure:** The building is constructed with a conventional steel frame consisting of interior columns supporting elevated floors of steel beams, girders, and joists with concrete-topped metal decks.



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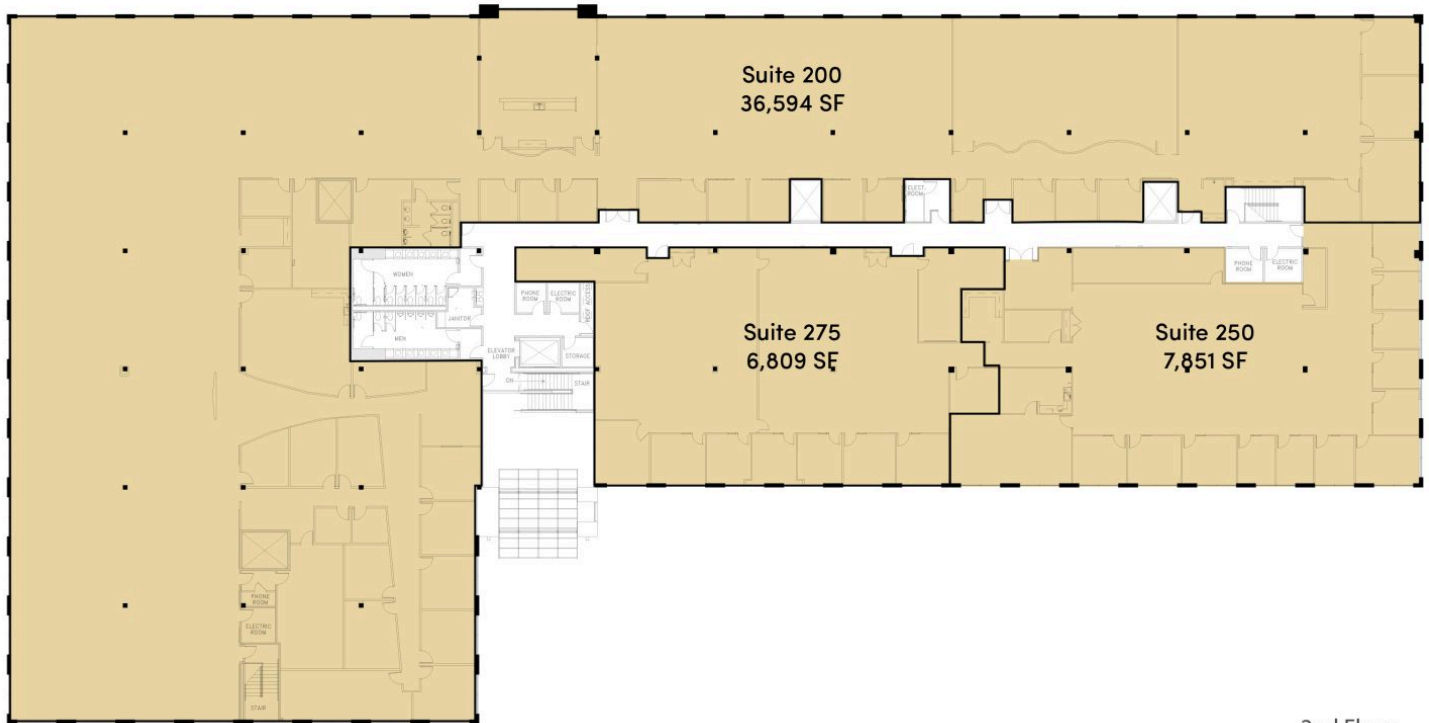
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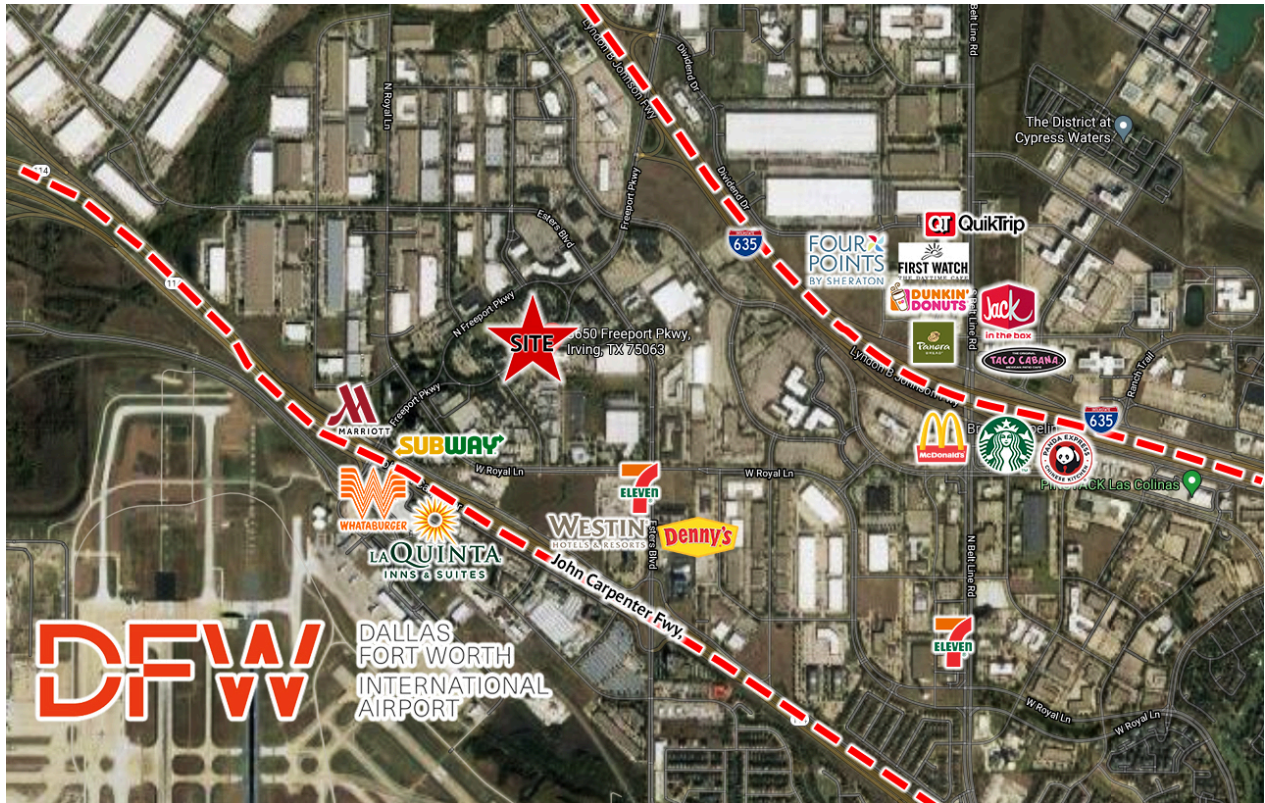
2nd Floor



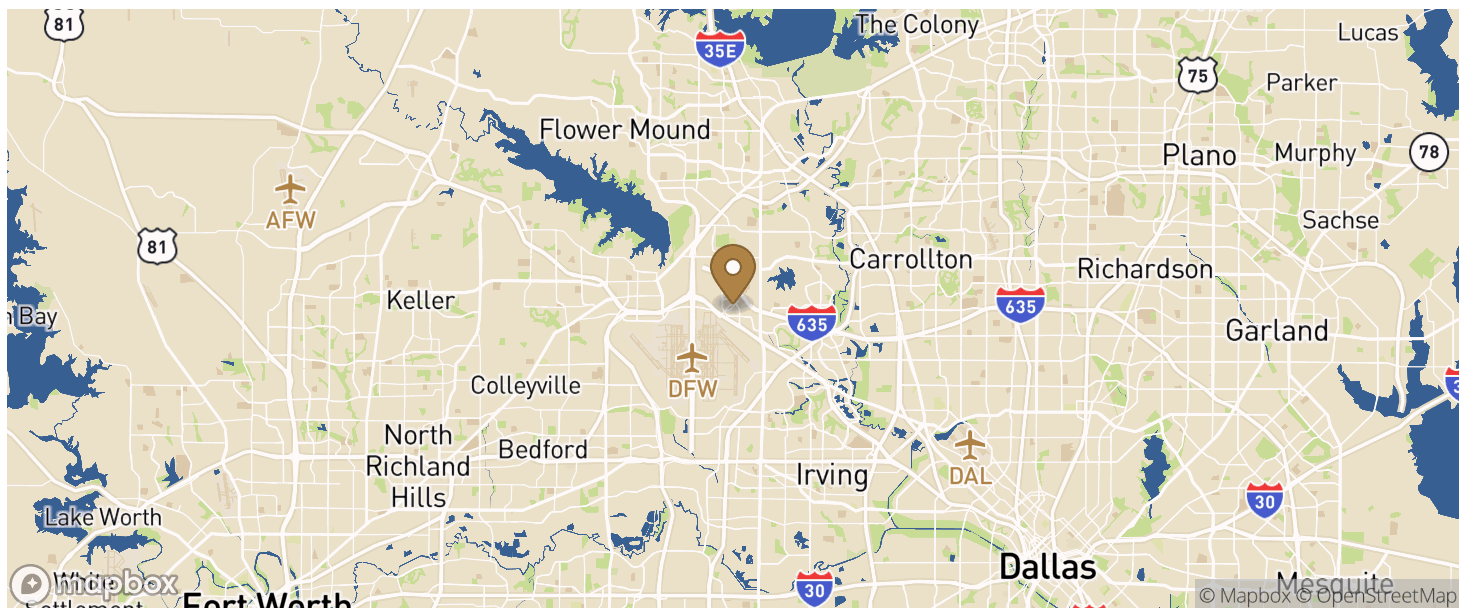
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## Location



## Population

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## ACCESS AND LABOR FORCE

10 MILES

Total Population

**895,533**

Total Labor Force

**826,525**

Unemployment Rate

**1.81%**

Median Household Income

**82,055**

Warehouse Employees

**9,717**

High School Education Or Higher

**64.52%**

## Transportation

### Airport

Dallas/Fort Worth International Airport

11 min drive

5.5 miles

Dallas Love Field Airport

25 min drive

15.2 miles