

FOR LEASE OFFICE BUILDING



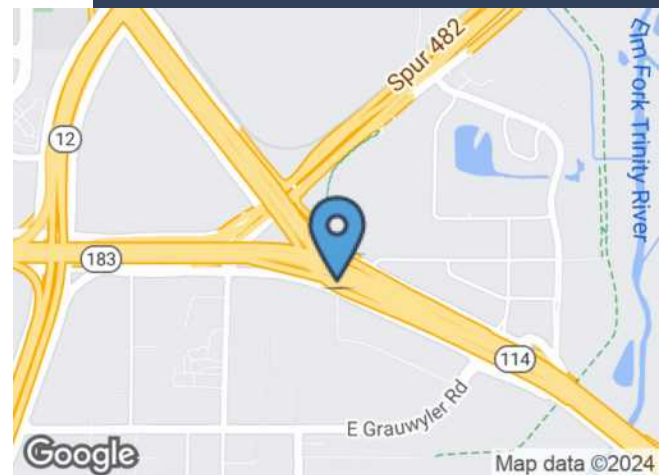
600 E. JOHN CARPENTER, IRVING, TX 75062



PROPERTY HIGHLIGHTS

- ±1,000 - 10,000 SF
- Professional and executive Suites are available
- Recent renovations to 1st & 3rd floors such as new flooring, freshly painted walls, and LED lighting in the hallways.
- 1st & 3rd Floor - Traditional Office
- 2nd Floor - Executive Office
- Communal Conference & Lounge area
- On-Site Property Manager
- Covered Parking
- Conveniently located at Hwy 114 and E John Carpenter Fwy

LEASE RATE \$17.00 - 21.00 SF/YR



CONTACT INFORMATION

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Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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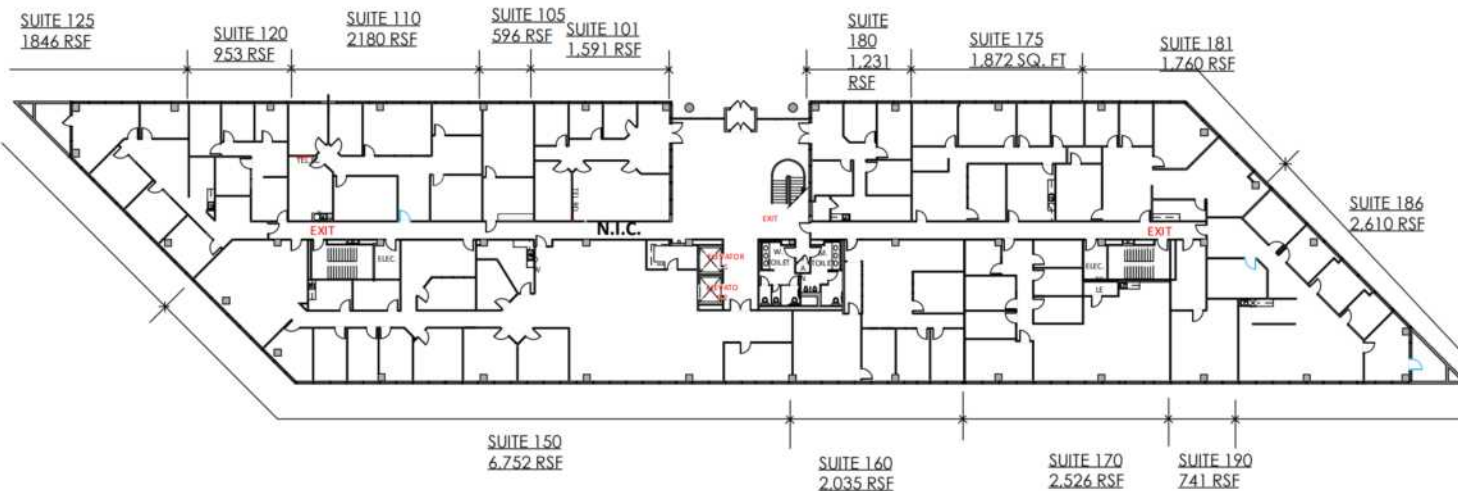
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FLOOR PLANS



1st Floor - Floor Plan

Scale: 1in = 30ft. 0in.



Scale: 1in = 30ft. 0in.

3rd Floor - Floor Plan

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LEASE SPACES

LEASE INFORMATION

Lease Type:	Gross + E	Lease Term:	36 to 60 months
Total Space:	746 - 3,313 SF	Lease Rate:	\$17.00 - \$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 165	Available	746 SF	Gross + E	\$17.00 - 21.00 SF/yr	-
Suite 170	Available	1,780 SF	Gross + E	\$17.00 - 21.00 SF/yr	-
Suite 175	Available	1,872 SF	Gross + E	\$17.00 - 21.00 SF/yr	-
Suite 310	Available	1,304 SF	Gross + E	\$17.00 - 21.00 SF/yr	-
Suite 333	Available	3,313 SF	Gross + E	\$17.00 - 21.00 SF/yr	-
Suite 370	Available	1,815 SF	Gross + E	\$17.00 - 21.00 SF/yr	-

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PROPERTY DESCRIPTION



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Champions DFW Commercial Realty is pleased to present Rochelle Park located at 600 E John Carpenter Fwy, a professional office park featuring multiple spaces available for lease.

Rochelle Park is a 3 story amenity-rich office building located on the corner of Rochelle Blvd & E John Carpenter Fwy in Irving TX. The recently renovated building features controlled access, storage space, communal conference and lounge area available for all tenants, and more. The 1st and 3rd floors feature traditional office space and the 2nd floor features executive office spaces.

This ideal location provides tenants direct access to Hwy 114 and a convenient location to Mandalay Canal Walk an Old-World European style dining and shopping district featuring high-end retailers and dining options during lunch breaks or after work.

LOCATION DESCRIPTION

Rochelle Blvd & E John Carpenter Fwy

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PROPERTY PHOTOS



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INTERIOR PHOTOS



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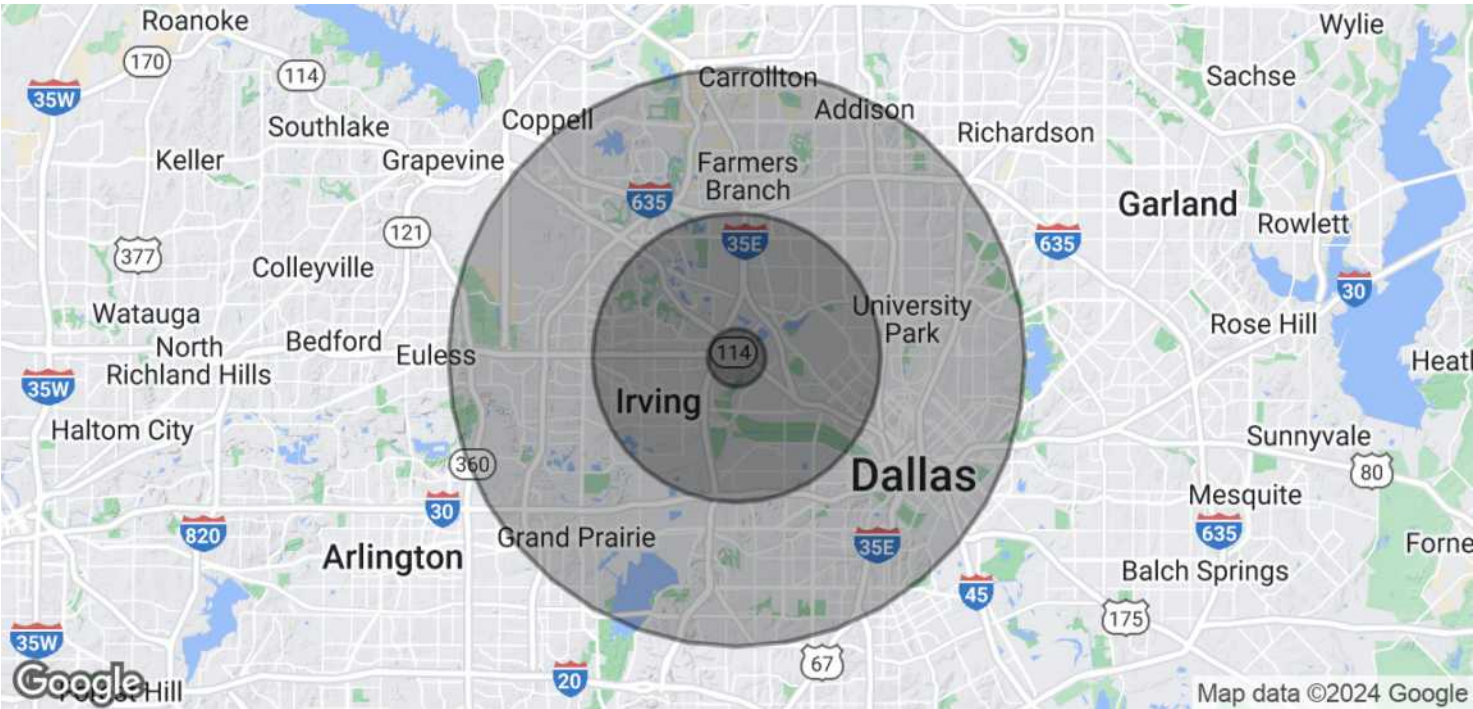
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,916	216,290	1,015,832
Average Age	33.6	30.3	32.4
Average Age (Male)	38.0	29.8	32.0
Average Age (Female)	29.3	30.6	32.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	573	67,573	380,156
# of Persons per HH	3.3	3.2	2.7
Average HH Income	\$47,225	\$59,612	\$78,732
Average House Value	\$103,554	\$188,673	\$270,916

* Demographic data derived from 2020 ACS - US Census

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