

The Colliers logo is a dark blue rounded rectangle with the word "Colliers" in white serif font. Below the text is a horizontal bar with a rainbow gradient from red to blue.

Colliers

A solid red horizontal banner with white text.

All Term Lengths and Premises
Scenarios Will be Considered

A solid blue horizontal banner with white text.

Full Floor Sublease

122 W John Carpenter Fwy | Irving, TX

Located in the heart of Las Colinas in Irving, Texas, 122 West is surrounded by many local amenities and provides convenient access to State Highway 114 and North O'Connor Blvd. This recently renovated, six story, Class A office space offers a new fitness center, upgraded conference center and common areas, and on-site deli. Suite 300 features a combination of private offices and open workspace floor plan, a conference room, break room, and high-end finishes.

Noel Hutcheson

Senior Vice President | Dallas
noel.hutcheson@colliers.com
DIR +1 214 706 6050
MOB + 214 649 8910

Contact for Tours

Charles Fertitta Jr., SIOR

Principal & Director | Houston
charles.fertitta@colliers.com
DIR +1 713 830 2175
MOB + 1 713 444 5088

Chris Nash

Senior Vice President | Houston
chris.nash@colliers.com
DIR +1 713 830 2153
MOB + 1 713 213 1306



UP TO 38,489 RSF AVAILABLE

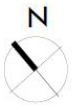
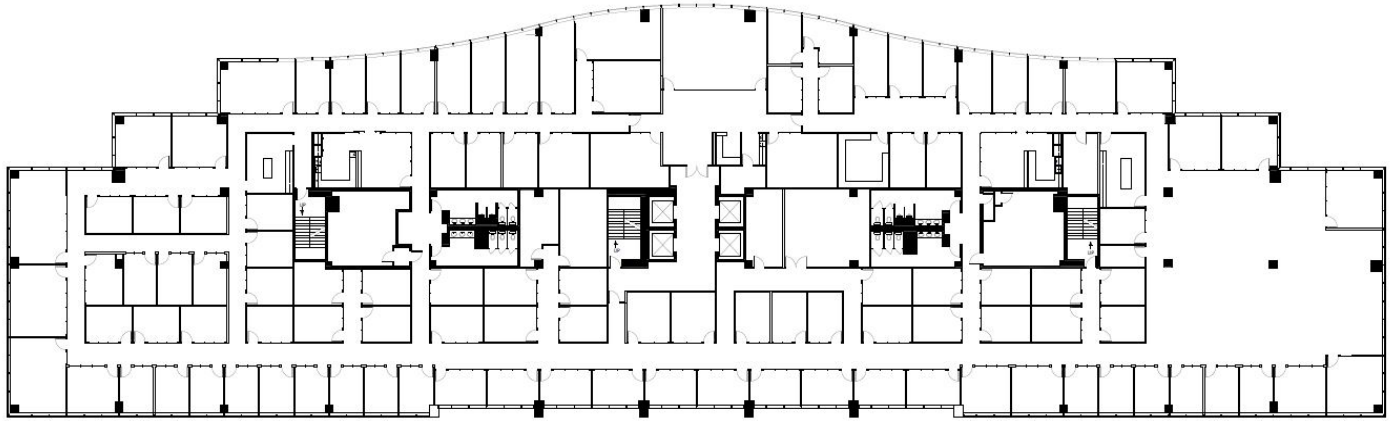
Suite 300 Details

Starting Gross Rental Rate:	\$0.00/RSF (OPEX only)
2023 Est. Operating Expense	\$10.14/RSF
Divisible:	Yes - all demising scenarios open for discussion
Lease Expiration:	August 31, 2026
Parking:	3.5 / 1,000 RSF; 123 unreserved (at no charge) Reserved (no charge)
Furniture, Fixtures & Equipment:	Available
Building Amenities:	<ul style="list-style-type: none"> • Recently Renovated • Fitness Facility • Conference Center • Deli • Adjacent parking garage

Colliers

SUITE 300 | 38,489 RSF

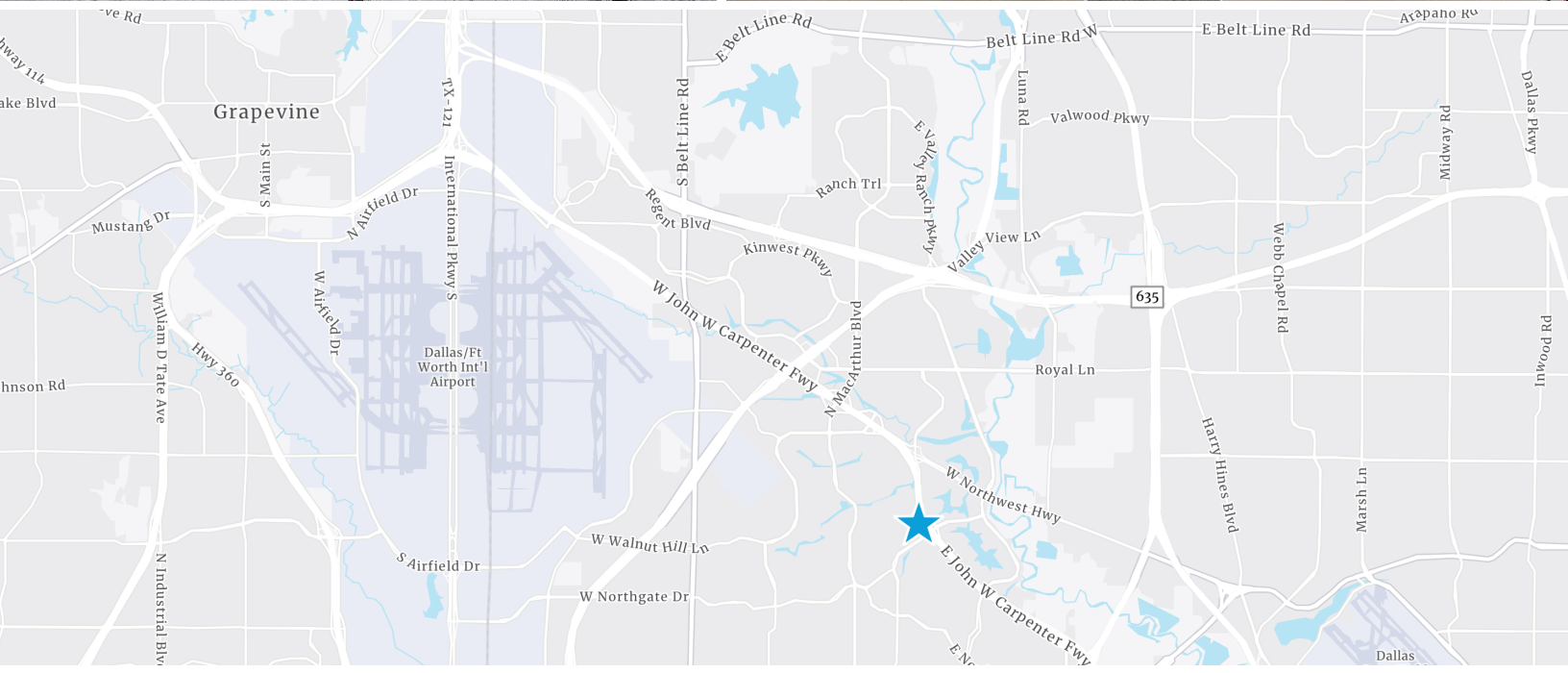
Colliers



Noel Hutcheson
Senior Vice President | Dallas
noel.hutcheson@colliers.com
DIR +1 214 706 6050
MOB + 214 649 8910
Contact for Tours

Charles Fertitta Jr., SIOR
Principal & Director | Houston
charles.fertitta@colliers.com
DIR +1 713 830 2175
MOB + 1 713 444 5088

Chris Nash
Senior Vice President | Houston
chris.nash@colliers.com
DIR +1 713 830 2153
MOB + 1 713 213 1306



Noel Hutcheson
 Senior Vice President | Dallas
 noel.hutcheson@colliers.com
 DIR +1 214 706 6050
 MOB + 214 649 8910
 Contact for Tours

Charles Fertitta Jr., SIOR
 Principal & Director | Houston
 charles.fertitta@colliers.com
 DIR +1 713 830 2175
 MOB + 1 713 444 5088

Chris Nash
 Senior Vice President | Houston
 chris.nash@colliers.com
 DIR +1 713 830 2153
 MOB + 1 713 213 1306

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.



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.



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 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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone
Patrick Duffy, MCR	604308	patrick.duffy@colliers.com	+1 713 830 2112
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Charles G. Fertitta, Jr. SIOR	471053	charles.fertitta@colliers.com	+1 713 830 2175
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date