



Freeport Place *

IRVING, TEXAS

Site size: 3.8 acres

Building size: 82,747 square feet

Client/Partner: Hunt Investment Corporation,
DFW Freeport Bank Investors Ltd.

Opened: 1983

Sold: 1994

*Now called Parkway Tower

PROJECT TYPE: MULTI-TENANT OFFICE BUILDING; INVESTMENT

This suburban office building development offers downtown sophistication and forms one half of the gateway to DFW Freeport, Woodbine's 550-acre international business community adjacent to Dallas/Fort Worth International Airport. In 1991 the Building Owners and Managers Association selected Freeport Place as Building of the Year for the Southwest region. (Also honored that year? The Empire State Building.) Woodbine served as developer on the project and handled the building's leasing and management until its sale in 1994. Today the building is known as Parkway Tower.

Freeport Place

8445 Freeport Parkway,
Irving, Texas 75063



PROJECT DESCRIPTION

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The six-story, 82,747-square-foot building, a speculative project by Woodbine Development Corporation, was built in 1982 as Interfirst Place on a challenging triangular site. The design of the building reflects this shape with its curved edge and acute angle. Tasteful architecture and attention to detail created a special niche for Freeport Place within DFW Freeport and the airport-area business community. The site was enhanced by mature trees, gardens and park benches.

ACCESSIBILITY

Within the Woodbine-developed DFW Freeport International Business Community, between Dallas and Fort Worth, bounded by Interstate 635 on the north and State Highway 114 on the south.

- 10 minutes from Dallas/Fort Worth International Airport.
- Adjacent to Foreign Trade Zone Number 39.

FACILITIES

<i>Site size</i>	3.8 acres
<i>Gross building area</i>	82,747 square feet
<i>Building façade</i>	Glass curtain wall
<i>Height</i>	6 stories (97 feet)
<i>Typical floor size</i>	13,957 square feet
<i>Rentable area</i>	79,517 square feet
<i>Elevators</i>	2-passenger cabs
<i>Parking</i>	278 spaces

PROJECT TEAM

ARCHITECT	Haldeman, Miller, Bregman, Hamann (now BOKA Powell)	Dallas
CIVIL ENGINEER	J.P. Aaen & Company	Irving, Texas
DEVELOPER/PROJECT MANAGER	Woodbine Development Corporation	Dallas
GENERAL CONTRACTOR	Howard U. Freeman, Inc.	Irving, Texas
INTERIOR SPACE DESIGN	Interdesign, Inc.	Indianapolis
LANDSCAPE ARCHITECT	Lambert Landscape Company	Dallas
STRUCTURAL ENGINEER	Brockette•Davis•Drake, Inc.	Dallas

MUNICIPALITY/TAXING JURISDICTIONS

City of Irving; Dallas County; Dallas County Community College District; Parkland Hospital District; Coppell Independent School District

PROJECT OWNERSHIP/SPONSORSHIP

Originally owned by Hunt-Freeport #1, Ltd, the project is now owned by Route 25 Smithtown LLC and Freeport Plaza LP.