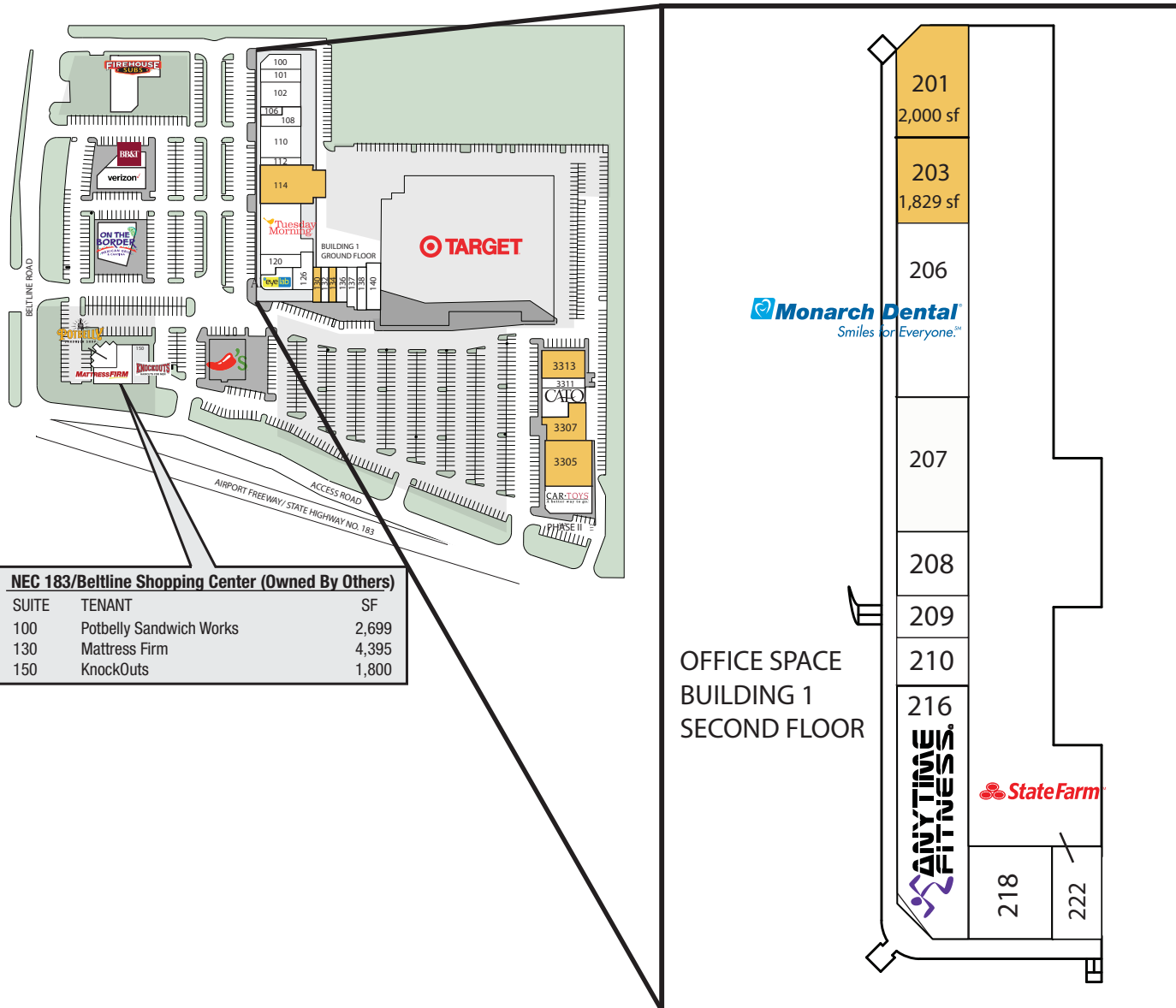


# IRVING TOWNE CENTER

3401 W AIRPORT FRWY, IRVING, TX 75062



| Available Space            |          |                            |          |
|----------------------------|----------|----------------------------|----------|
| Office Tenants - 2nd Floor |          | Retail Tenants - 1st Floor |          |
| 201                        | 2,000 sf | 114                        | 9,348 sf |
| 203                        | 1,829 sf | 130                        | 1,170 sf |
|                            |          | 134                        | 1,103 sf |
| <b>Phase II</b>            |          |                            |          |
|                            |          | 3305                       | 8,000 sf |
|                            |          | 3307                       | 4,636 sf |
|                            |          | 3313                       | 4,739 sf |

## Current Tenants

### Office Tenants - 2nd Floor

|     |                              |          |
|-----|------------------------------|----------|
| 206 | Monarch Dental               | 3,871 sf |
| 207 | ISE Academy                  | 2,019 sf |
| 208 | The Tax Box                  | 1,600 sf |
| 209 | Braiding Salon               | 750 sf   |
| 210 | Massage Workz                | 750 sf   |
| 216 | Anytime Fitness              | 4,760 sf |
| 218 | Chartwell Staffing Solutions | 1,384 sf |
| 222 | State Farm Insurance         | 915 sf   |

### Retail Tenants - 1st Floor

|       |                            |          |
|-------|----------------------------|----------|
| 100   | Al's Formal Wear           | 2,000 sf |
| 101   | DFW Spine and Joint Center | 2,000 sf |
| 102   | Crepiano Restaurant        | 4,351 sf |
| 106   | Logo Factory 2             | 765 sf   |
| 108   | Zermat Int'l               | 2,310 sf |
| 110   | Everest Restaurant         | 3,183 sf |
| 112   | Argentina Bakery           | 1,875 sf |
| 118   | Tuesday Morning            | 8,796 sf |
| 120   | Realife Nutrition          | 1,911 sf |
| 122   | My EyeLab                  | 1,912 sf |
| 126   | Yogurt Zone                | 2,527 sf |
| 132   | Giovanni's Pizzeria        | 973 sf   |
| 136   | Eye Candy                  | 1,304 sf |
| 137   | Hertz                      | 1,322 sf |
| 138   | Zero Degrees               | 1,603 sf |
| 140   | Caesars Nail Lounge        | 2,803 sf |
| 2420  | Verizon Wireless           | 3,571 sf |
| 2420a | BB&T Bank                  | 2,329 sf |
| 2400  | On The Border              | 5,600 sf |
| 3421  | Chili's                    | 6,117 sf |

### Phase II

|      |                      |          |
|------|----------------------|----------|
| 3301 | Car Toys             | 6,000 sf |
| 3308 | Cato                 | 4,671 sf |
| 3311 | Thai Restaurant      | 1,600 sf |
| GL   | Metrocell/Cell Tower | 570 sf   |

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