



# The Richland Companies

EXPERIENCE, FORESIGHT AND THE COMMITMENT TO DELIVER

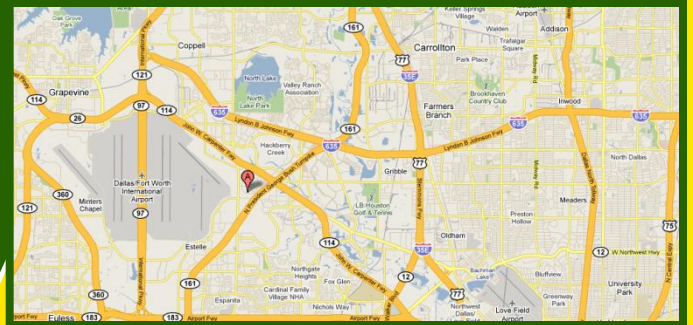
## GATEWAY SOUTH

**6025 COMMERCE DRIVE  
IRVING, TEXAS 75063**



**78,195 sq ft  
Office Flex**

- Single Story
- Loading Facilities: 11 Delivery and Loading Doors
- Maintains a 100% Occupancy Rate
- Located in Las Colinas Submarket
- Bounded by Gateway Drive and Commerce Drive
- Easy Access to Highways 161 and 114 and Dallas/Fort Worth International Airport



**OWNED AND MANAGED BY THE RICHLAND COMPANIES**

**550 POST OAK BOULEVARD, SUITE 420**

**HOUSTON, TEXAS 77027**

**WWW.THERICHLANDCOMPANIES.COM**

**FOR LEASING INFORMATION, CONTACT BOONE SMITH**

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