

# OFFICE SPACE FOR LEASE

10030 N MacArthur Boulevard  
Valley Ranch/Irving, Texas



## Property Highlights

- Two-story office building in Valley Ranch
- Up to 93,562 RSF available
- Building signage available
- Secured elevator
- Backup generator
- Recently updated lobby
- 4.2/1,000 parking ratio
- 70-75 covered reserved parking available
- Nearby walking trail
- Easy access to Sam Rayburn Tollway, I-635, and George Bush Turnpike
- Call for pricing

## Location & Access

- Las Colinas Urban Center: 10 minutes/6 miles
- DFW International Airport: 12 minutes/9 miles
- Dallas Love Field Airport: 25 minutes/15 miles
- Dallas CBD: 25 minutes/19 miles
- Frisco: 26 minutes/20 miles
- Denton: 31 minutes/25 miles

## Demographics

	1 mile	3 mile	5 mile
2023 Population:	22,069	87,896	225,175
2028 Proj. Pop.:	22,576	88,000	230,942
Avg. HH Income:	\$129,108	\$139,909	\$130,999

**FOR MORE INFORMATION:**

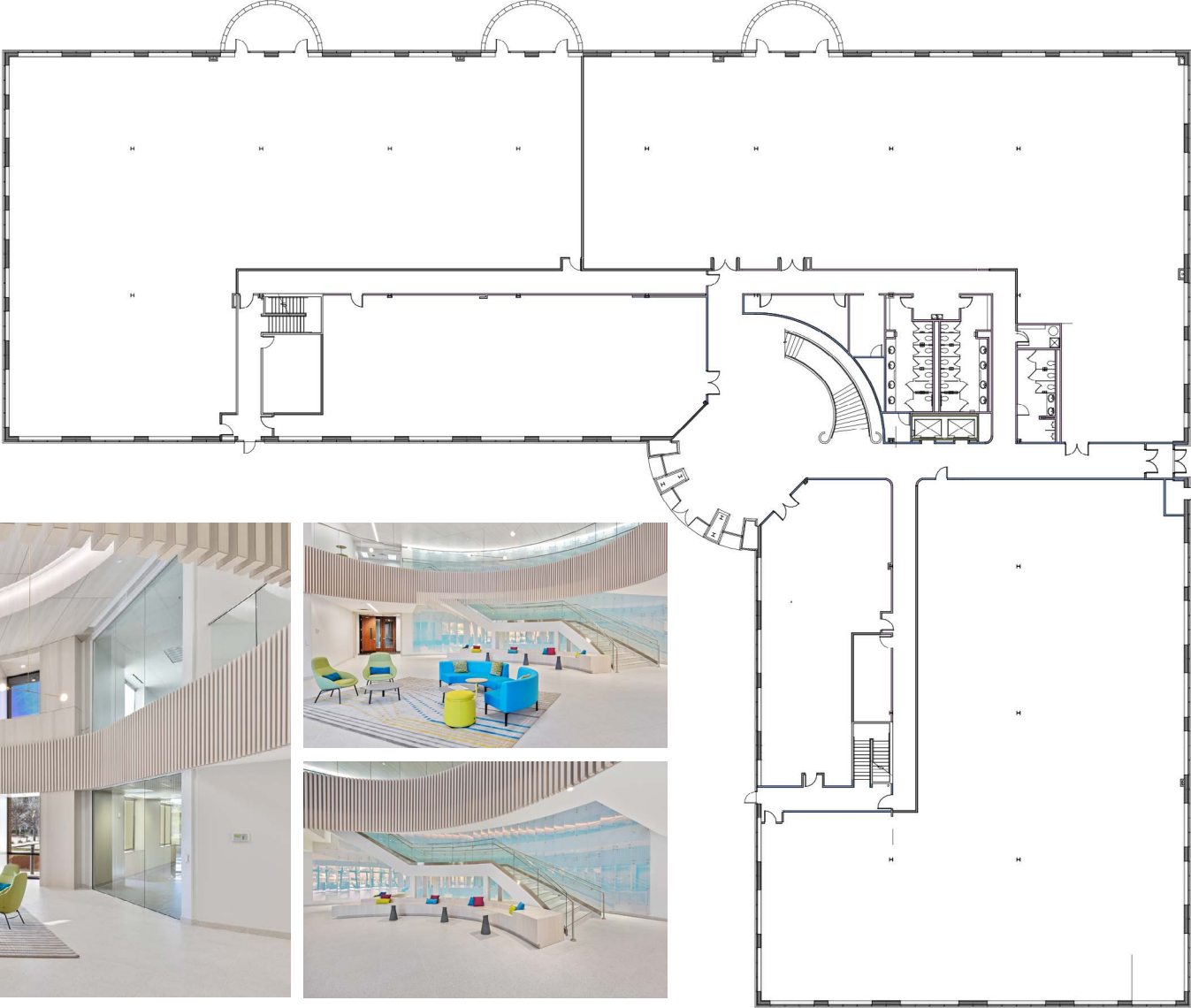
Avinash Gaddipati | [avinash@dfwland.com](mailto:avinash@dfwland.com) | 469-496-8105

# OFFICE SPACE FOR LEASE

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First Floor - 46,327 RSF



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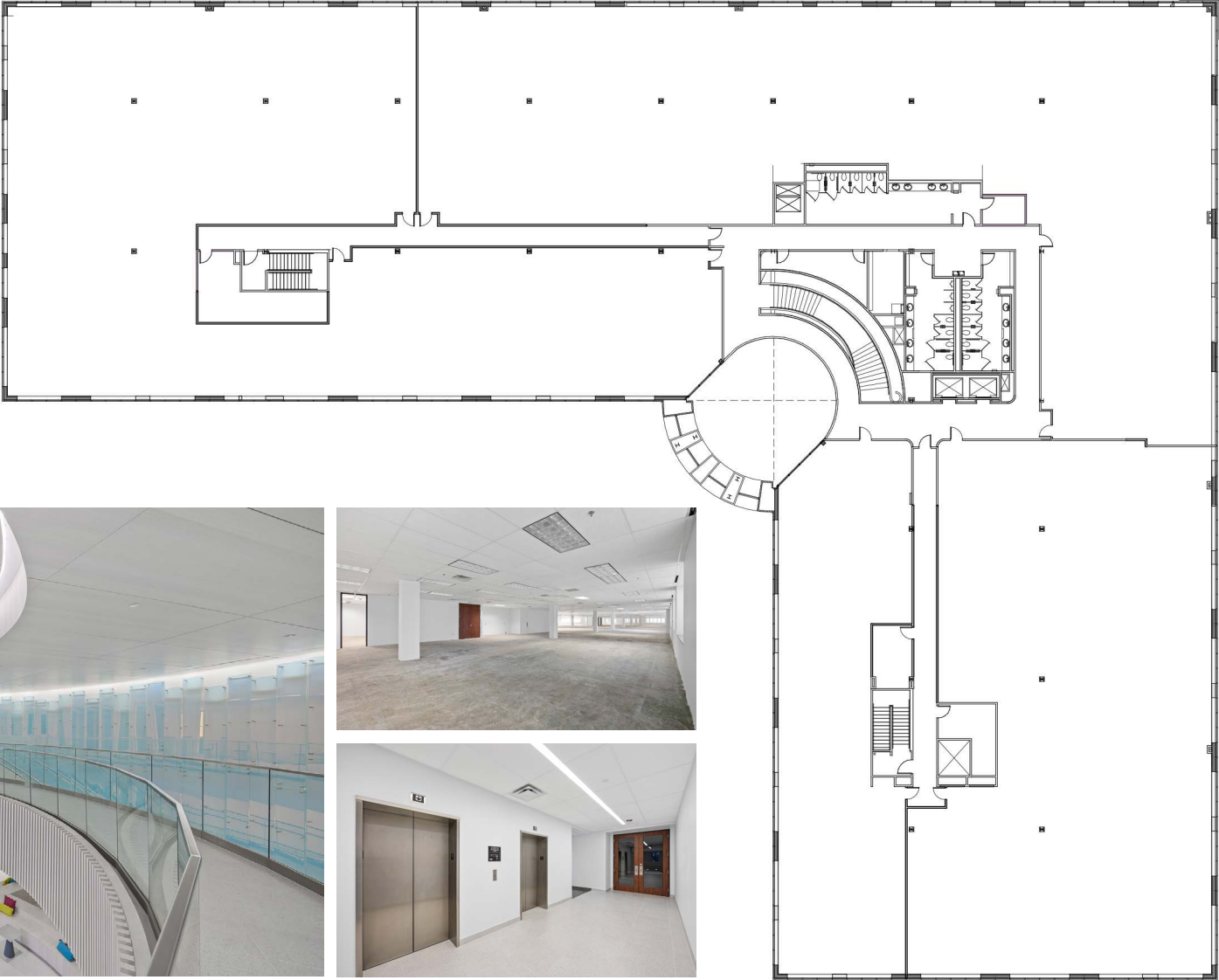
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Second Floor - 47,235 RSF

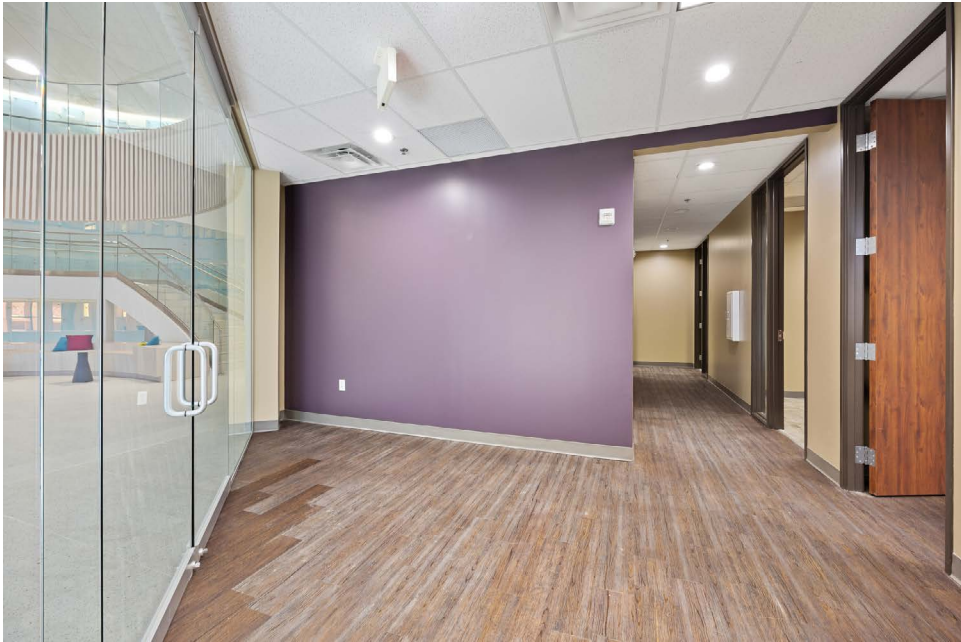


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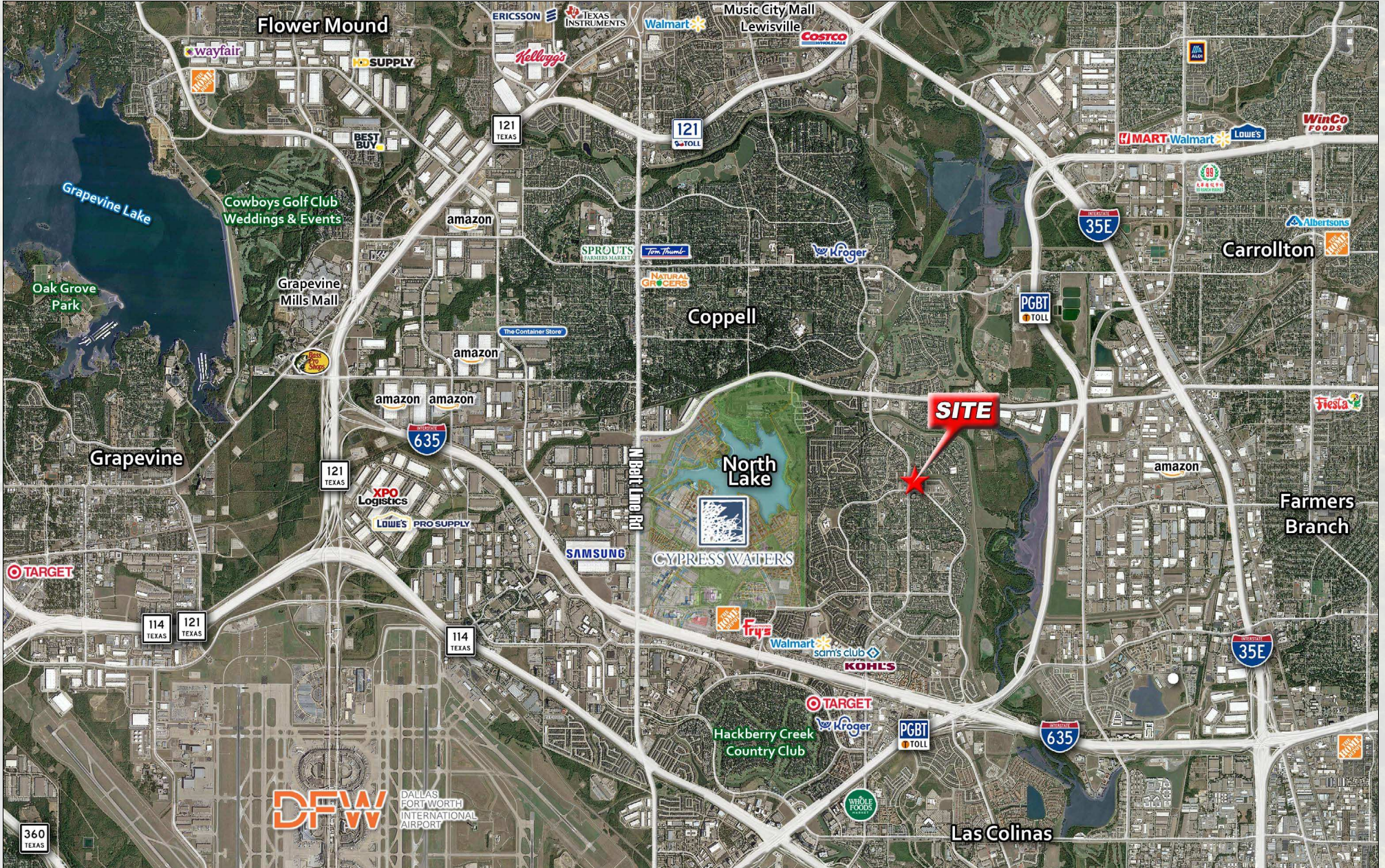


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