

# CORPORATE PLAZA



4950 N O'CONNOR BLVD | IRVING, TX 75062





# BUILDING FEATURES

- + Move-In Ready Spaces Available
- + Best Las Colinas Monument Signage Available
- + On-Site Ownership, Property Management & Building Engineer
- + Centralized Location along O'Connor Boulevard with Easy Access to John Carpenter Freeway
- + Numerous Walkable Amenities and Close Proximity to Toyota Music Factory & Williams Square Amenities



<b>OFFICE RENTABLE BUILDING AREA</b>	43,790 SF
<b>STORIES</b>	2
<b>STANDARD FLOOR PLATE</b>	21,895 SF
<b>BUILDING CLASS</b>	B
<b>PARKING RATIO</b>	4.00/1,000 RSF
<b>YEAR BUILT/RENOVATED</b>	1978/2018

# NEARBY AMENITIES

Hugo's Invitados  
Cork & Pig Tavern  
The Ginger Man  
Monaco  
Pacific Table  
Go Fish Poke  
Pax & Beneficia Coffee

La Cima  
Corner Bakery  
Chipotle  
Starbucks  
Chicago Pizza  
Tiff's Treats  
Yard House

Gloria's Latin Cuisine  
Bar Louie  
Freshii  
The Blue Fish  
Thirsty Lion Gastropub

Whole Foods  
Modern Market  
Shake Shack  
CAVA  
In-N-Out Burger  
La Madeline  
Hudson House

Jam + Toast  
Red Hot & Blue  
The Keg Steak House  
Jersey Mikes Subs  
Jimmy Johns  
Jamba Juice  
Andalous Mediterranean Grill

Pie Five Pizza  
Five Guys  
Bread Zeppelin  
Little Katana  
Wingstop  
Universal Bakery









# CORPORATE PLAZA I

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## FACT SHEET

### ADDRESS

4950 North O'Connor Boulevard  
Irving, TX 75062

### LANDLORD

Landon Holdings

### LEASING COMPANY

Colliers

### PROPERTY MANAGEMENT

Landon Holdings

### YEAR BUILT/RENOVATED

1978/2018

### PARKING RATIO

4.00 per 1,000 RSF

### PARKING COSTS

Reserved covered parking is \$75/  
space/month

### STORIES

2

### STANDARD FLOORPLATE

21,895 SF

### RENTABLE BUILDING AREA

43,790 SF

### BUILDING HOURS

Monday - Friday:

7:00am - 7:00pm

Saturday:

8:00am - 1:00pm

### HVAC

Monday - Friday:

7:00am - 7:00pm

Saturday:

8:00am - 12:00pm

After-hours HVAC is available with  
prior written notice for \$75/hour  
with a two-hour minimum

### FIBER

Spectrum

### ELECTRICAL EXPENSE

\$1.75 PSF

## CONTACTS

### JACK BEARE

Vice President

+1 214 217 4861

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### LILY JACKSON

Associate

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Colliers





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