

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





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

NEARBY AMENITIES

Hugo's Invitados

Corner Bakery

La Cima

Gloria's Latin Cuisine

Cork & Pig Tavern The Ginger Man

Pax & Beneficia Coffee

Pacific Table

Chipotle

Bar Louie Freshii

Monaco

The Blue Fish Starbucks

Tiff's Treats Go Fish Poke

Yard House

Chicago Pizza

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





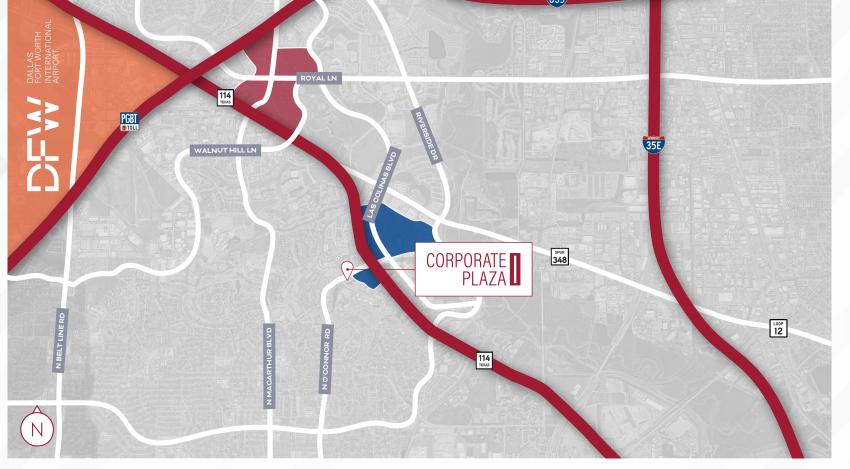






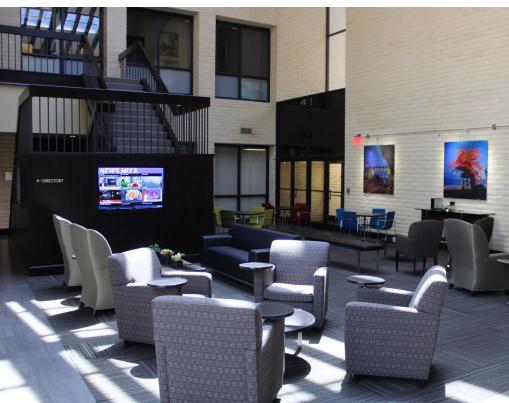


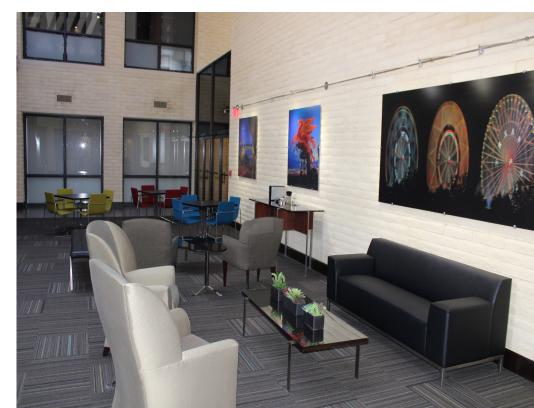












CORPORATE PLAZA

4950 N O'CONNOR BLVD | IRVING, TX 75062

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

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jack.beare@colliers.com

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Associate

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