



Premium 12,000 sq. ft. High-End Retail or Office Space

**Located in Las Colinas, one of the most prestigious neighborhoods in DFW
7300 Riverside Dr. Suite 120, Irving, TX 75039**

One of the iconic buildings in Irving, Texas. This brand new 12,000-square-foot commercial space is designed for high-end retail or office use and is conveniently located next to the headquarters of Mirrella Tile, a renowned luxury flooring company. This property combines elegant design with modern functionality, making it an ideal choice for upscale businesses.

- **Prime Location:** Positioned on a prominent 3-corner lot with nearly 2 acres of beautifully landscaped grounds, offering exceptional visibility and accessibility.
- **High Ceilings:** Finished ceilings range from 12 to 23 feet, enhancing the space's open and airy feel.
- **Premium Flooring:** Luxurious 24x48 Italian marble-look porcelain tiles installed throughout the entire space, providing a sophisticated, high-end aesthetic.
- **Conference Room:** Large and spacious
- **Modern Amenities:** Includes two restrooms, a dedicated break room, and a spacious open kitchen for staff convenience and comfort.
- **Unique Lighting:** Features a one-of-a-kind, 14-foot chandelier, adding an elegant focal point to the space.
- **Expansive Windows:** Impressive, frameless glass windows that stand between 10 and 20 feet high and stretch across 120 feet, allowing for abundant natural light and a grand view.
- **Ample Parking:** 79 dedicated parking spaces, offering plenty of room for tenants and visitors.
- **Signage Opportunities:** Two prominent signage spaces, each 40 feet wide, plus a double-sided monument sign for high-visibility branding.
- **Full Climate Control & Safety:** Fully air-conditioned with a complete sprinkler system and fire alarm.

This property provides an exceptional setting for luxury retail or office tenants looking for a refined and contemporary space. Contact us today to arrange a viewing or for more information.

Lease Details:

- **Availability:** Immediate
- **Lease Term:** 5 years, with an option to extend an additional 5 years
- **Rate:** \$30 per square foot + NNN
- **Tenant Agent Commission:** Paid by the landlord

For more information, please contact 214-383-9494





