

2000

WESTRIDGE DRIVE

FOR LEASE



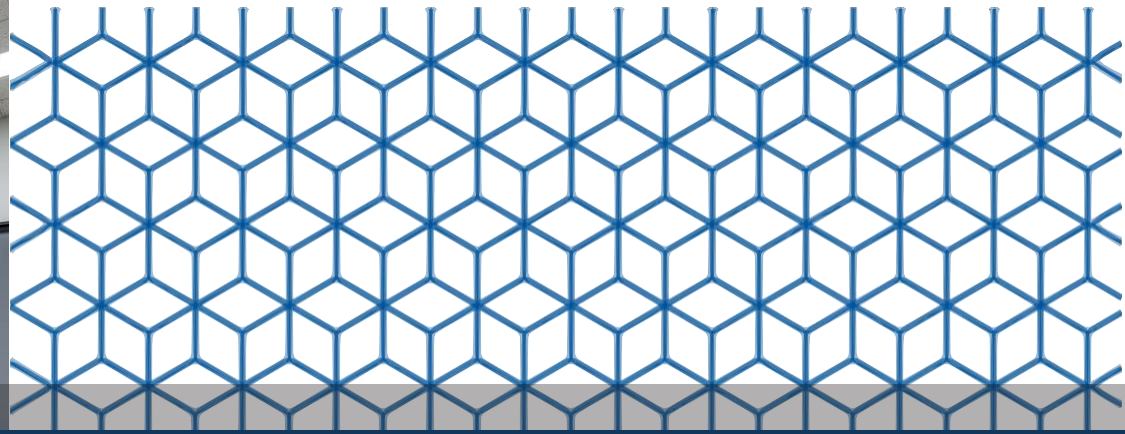
SUITE 104
13,336 SF



2000 WESTRIDGE DRIVE, IRVING, TX 75038

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

2000 WESTRIDGE DRIVE, IRVING, TEXAS 75038



PREMISES

Suite 104: 13,336 SF

AIR CONDITIONING

100% Climate Controlled

CLEAR HEIGHT

18'

PARKING RATIO

3.5 parking spaces per 1,000 SF

DOCK DOORS

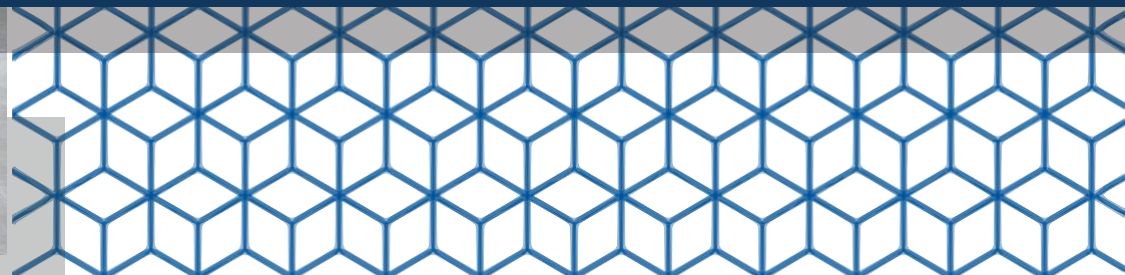
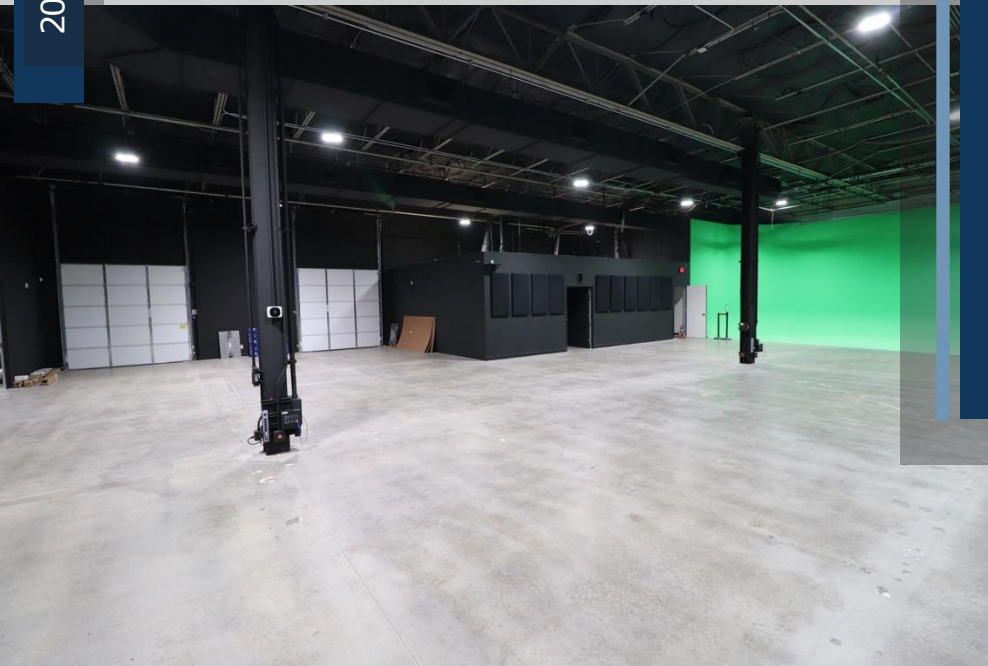
Two (2) Dock High

POWER

277 / 480V 3-Phase 1,200 Amperage

SPRINKLERS

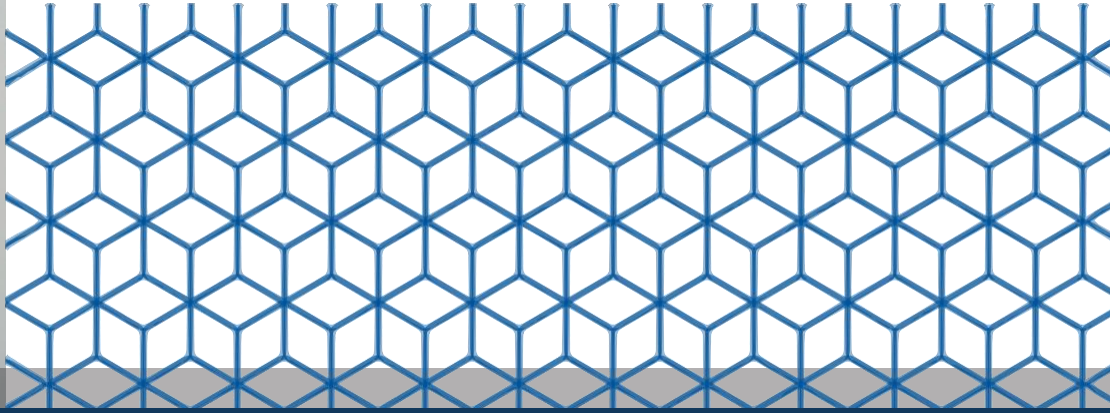
ESFR



MAP

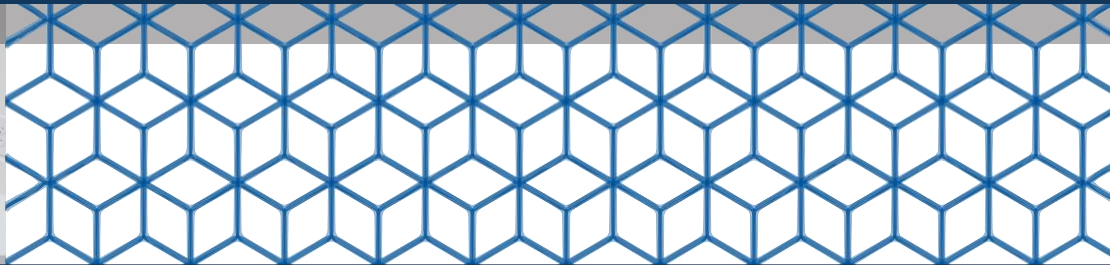
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2024 Renovations

- **Features:** Quality fixtures, new restrooms, LED lighting, durable flooring in office, and polished concrete flooring in warehouse.
- **Specialty:** Commercial green Cyc wall, specialty media wiring and inputs, soundproof mixing rooms, heavy 3-phase power
- **Green Space:** Adjacent to a serene walking trail around Loch Kilpatrick pond
- **Docks:** Rear dock (2) loading with removeable ramp
- **Parking:** Ample 3.5 spaces per 1,000 SF parking ratio with 328 total shared parking spaces



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WESTRIDGE DRIVE

FLOOR PLAN

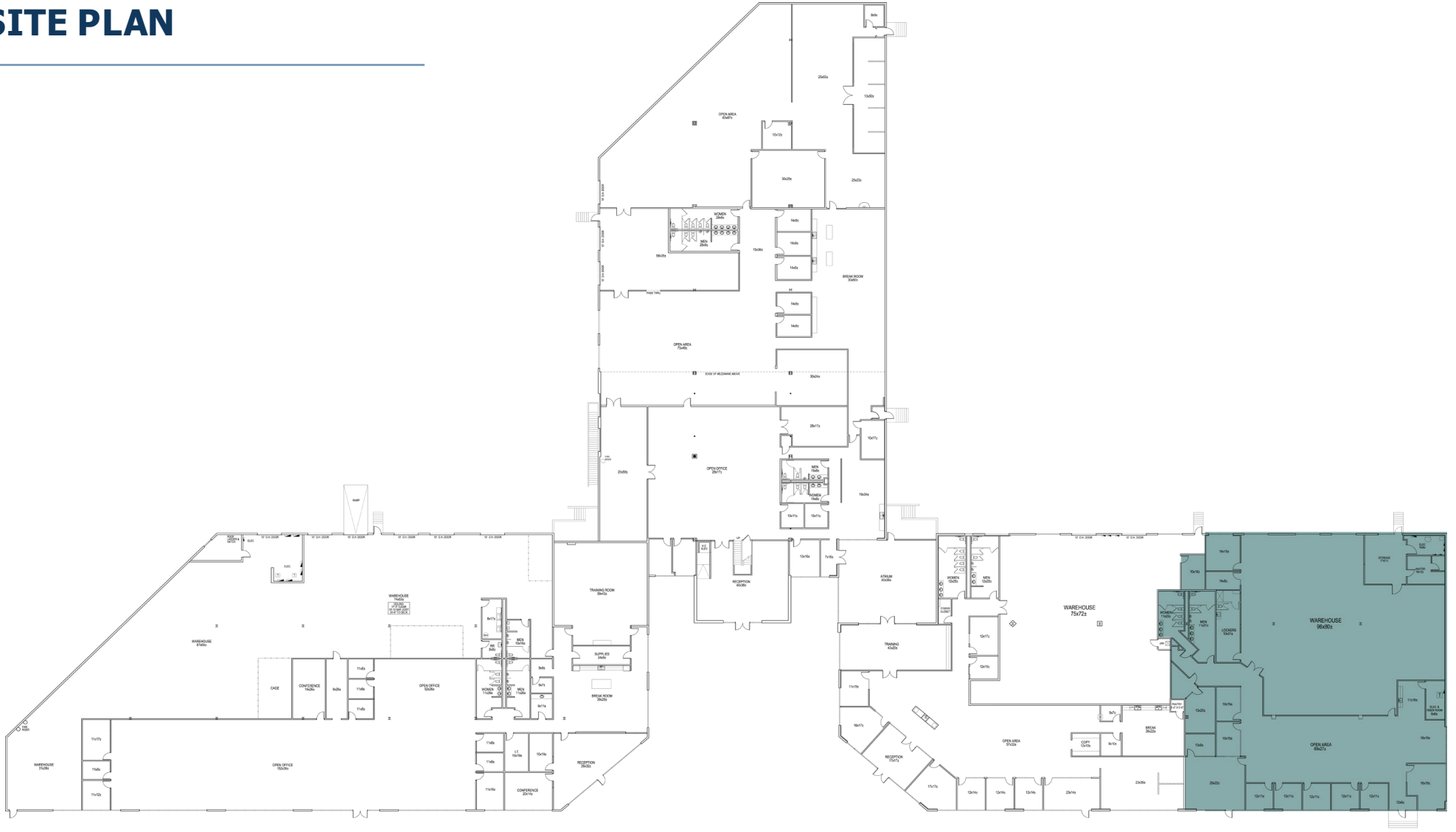
13,336 Square Feet



2000

WESTRIDGE DRIVE

SITE PLAN



2020 WESTRIDGE

2000 WESTRIDGE

2000

WESTRIDGE DRIVE



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