

Double Eagle Office Park

4530-4540 N MacArthur Blvd,
Irving, TX 75038

Next Door to
Ritz-Carlton

Move-In Ready
& Shell Units
Available

Condos
For Rent



Offered By:



Please Contact: Asha Partners | (972) 717-9857 | info@ashapartners.org

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Photos



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Building Info

BUILDING C – SHELL SPACE

Price: \$27/SF NNN

* Square Footage: 1,408 SF or 2,816 SF

Shell Condition (TI available)

* Unit sizes can be adjusted

BUILDING D – MOVE-IN READY!

Price: \$27/SF NNN

Unit 100: 1,417 SF

Unit 110: 1,438 SF

Condition: Move-In Ready

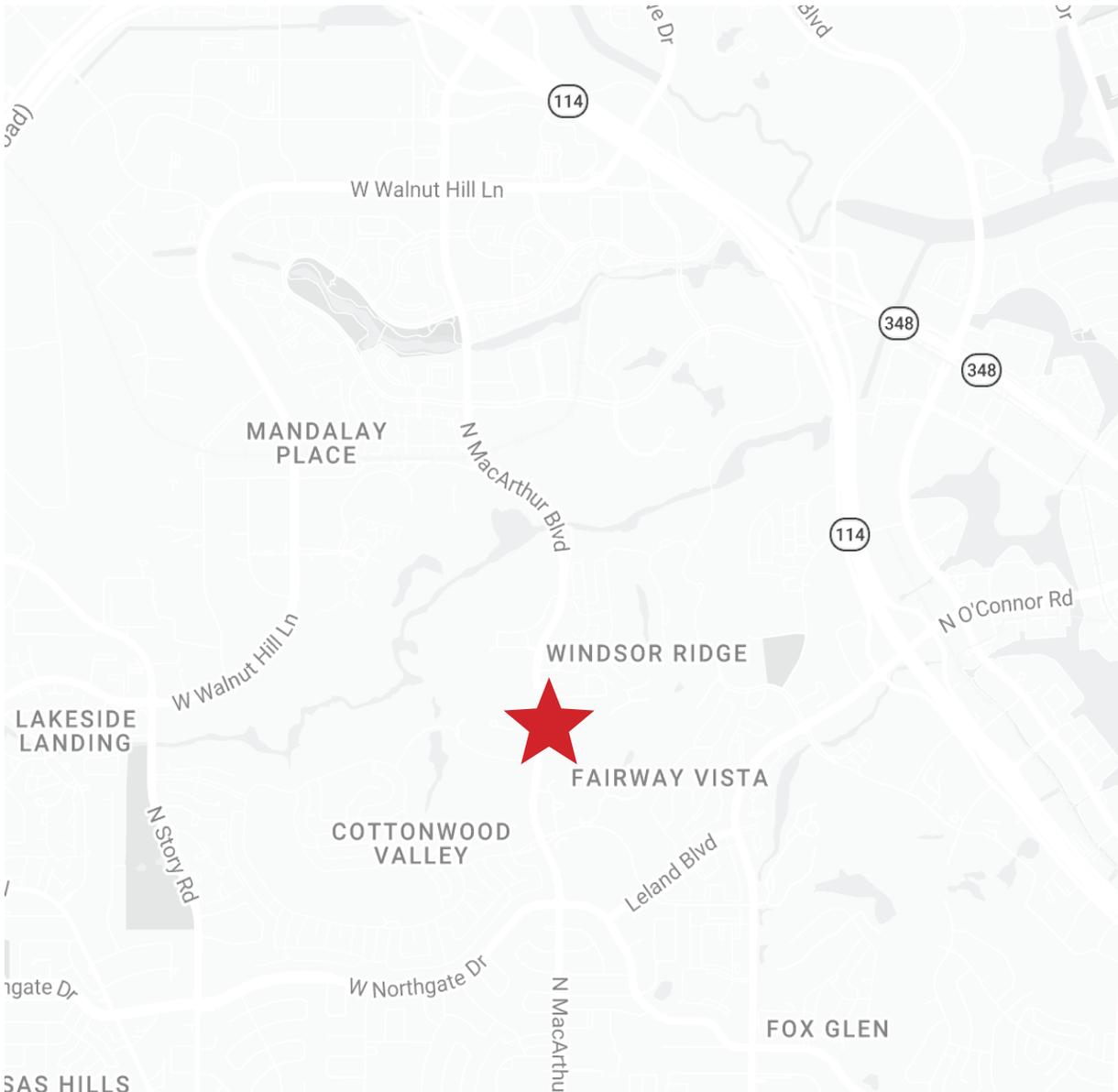
*See next two pages for more details

DETAILS

Allowed Uses: Medical & Office

Zoning: Commercial Office (CO)

NNN Fees: Lease rate does not include utilities,
property expenses, or building services



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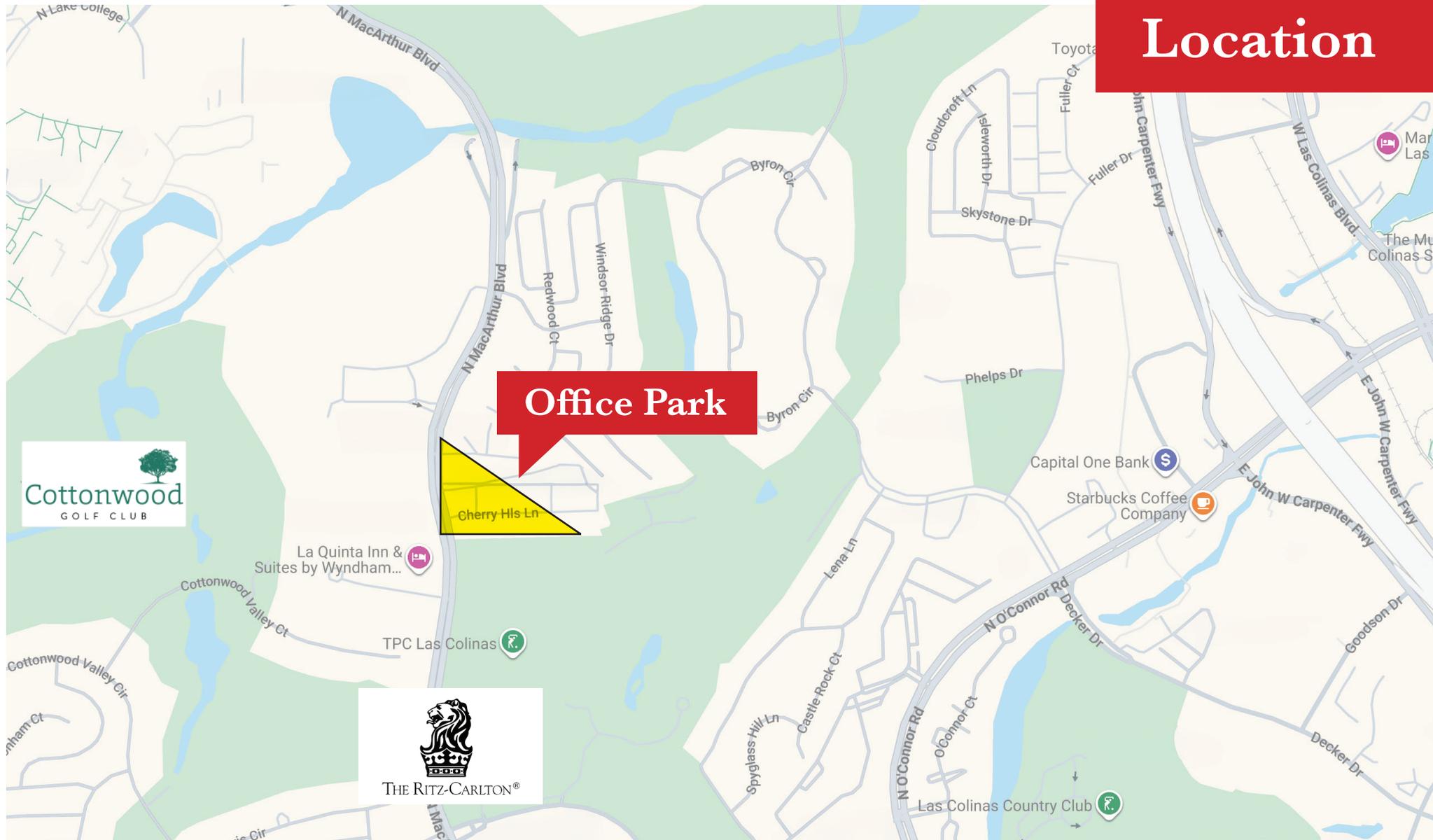


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Transportation:

- DFW Airport – 18 mins
- Dallas Love Field Airport – 20 mins
- DART Light Rail (orange and green lines) – 5 mins

Hospitals and Medical Centers:

- Medical City – 5 mins
- Baylor Scott & White Medical Center – 7 mins
- Baylor Scott & White Surgical Hospital – 8 mins
- Innovista Medical Center – 6 mins
- UT Southwestern Medical Center – 9 mins
- Irving Women's Imaging Center – 7 mins
- Starcare Family & Preventive Medicine – 8 mins
- Landmark Health – 8 mins
- CareNow Urgent Care – 6 mins
- Concentra Urgent Care – 6 mins
- MedSpring/Integra Urgent Care – 7 mins

Fitness & Lifestyle:

- Ritz Carlton Resort – next door
- LA Fitness – 6 mins
- Planet Fitness – 7 mins
- HOTWORKX – 8 mins
- Cobalt Cycle – 8 mins
- LifeTime – 10 mins
- 24 Hour Fitness – 10 mins
- Anytime Fitness – 10 mins
- Urban Towers Gym – 8 mins

Restaurants:

- Knife Italian Steak – 1 min. (Ritz-Carlton)
- Thirsty Lion – 7 min.
- Yard House – 7 min.
- Monaco – 7 min.
- The Ranch at Las Colinas – 8 mins
- Hudson House – 3 min.
- Brasão Brazilian Steakhouse – 6 min.
- Pacific Table – 8 mins
- Whiskey Cake at Las Colinas – 8 mins
- Cork & Pig Tavern Las Colinas – 8 mins
- Mexican Sugar Las Colinas – 9 mins
- The Reserve – 8 mins
- Little Katana – 8 mins
- Familia Restaurante – 7 mins
- Selda (Mediterranean casual) – 8 mins
- Monaco (Italian/European) – 8 mins
- Yard House – 6 mins
- Bar Louie – 6 mins
- Pacheco Taco Bar – 7 mins
- Via Reál – 4 mins
- Vila Brazil – 8 mins
- Benihana – 8 mins
- The Keg Steakhouse – 8 mins
- Original ChopShop – 8 mins
- La Madeleine French Bakery – 8 mins
- Le Peep (Breakfast/Brunch) – 8 mins
- Andalous – 8 mins

Entertainment/Community

Destinations:

- Ritz Carlton Resort – next door
- Nelson Golf & Sports Club – next door
- Lake Carolyn – 7 mins
- Toyota Music Factory – 8 mins
- Las Colinas Country Club – 6 mins
- Irving Convention Center – 5 mins

Hotels:

- Ritz Carlton Resort – next door
- La Quinta – 2 min
- The Westin – 7 mins
- Omni Hotel – 8 mins
- Holiday Inn Express & Suites – 5 mins
- Hotel Indigo – 8 mins
- Hampton Inn – 8 mins
- Comfort Inn – 9 mins
- SureStay by Best Western – 9 mins
- Homewood Suites by Hilton – 9 mins
- NYLO by Hilton – 10 mins
- SpringHill Suites – 10 mins

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