

SUBLEASE 45,174 SF

45,174 SF SUBLEASE AVAILABLE

Royal Tech 10

3131 W Royal Ln | Irving, TX 75063



Space Profile

Size: **45,174 SF**

Office: **37,144 SF**

Loading: **One (1) Grade Level Door**

Clear Height: **24'**

Rental Rate: **\$10.10 /SF NNN**

Term: **Thru 04/30/2023**

Key Highlights

- 100% HVAC
- Heavy Power
- Office Cubicles / Warehouse Racking Negotiable
- Additional Mezzanine Storage in Warehouse
- Large Offices, Conference Rooms and Break Area
- Quality Corporate Headquarters/Office

For more information, please contact:

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Ethan Minter
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[savills.us](https://www.savills.us)



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FLOOR PLAN | 45,174 SF



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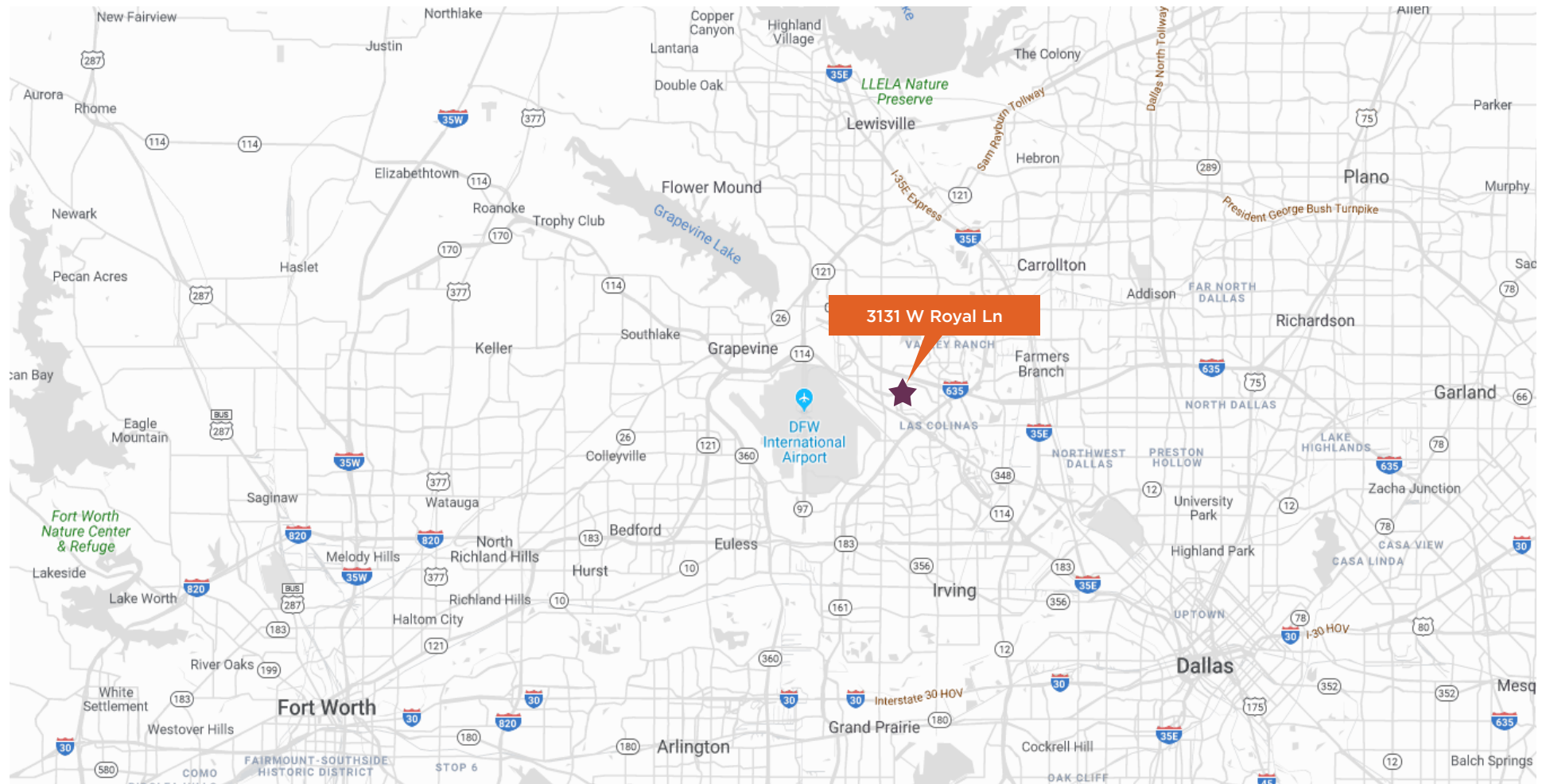
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LOCATION MAP



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