



# Esters 114

**NEWMARK**

**SRC**  
STANTON ROAD  
CAPITAL

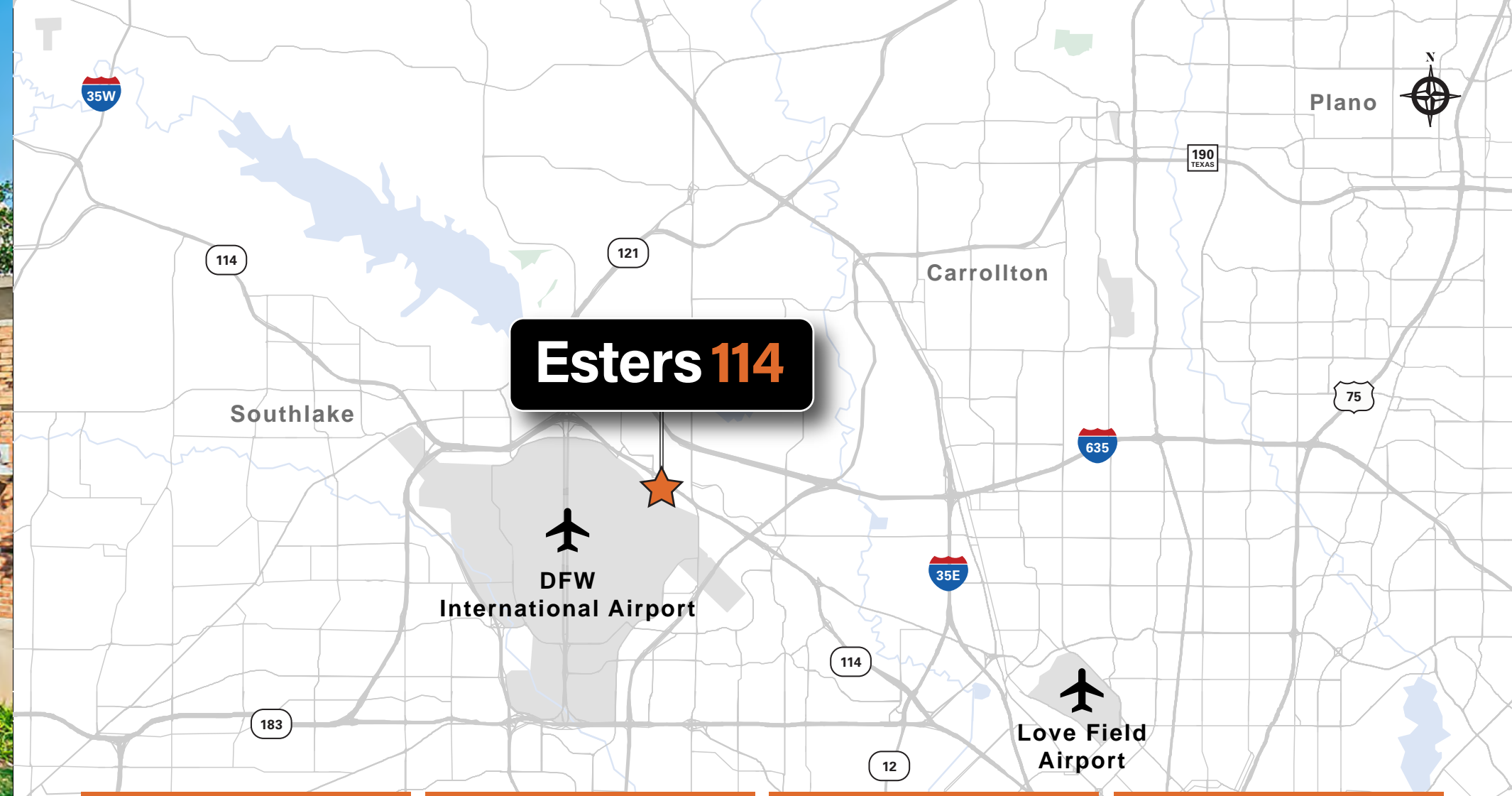
**7651 & 7501 Ester Boulevard**  
Irving, Texas 75063





## Property Highlights

- Single-story building with separately metered services
- New institutional ownership
- Clear height 16'
- 5/1,000 parking ratio (covered available)
- 100% office flex finish-out
- Fully sprinklered
- Grade level roll-up doors in rear of building
- Adjacent to DFW Airport, DFW park/fly services and Sheraton Hotel
- Grab 'n Go food service and updated courtyard with volleyball court



5

Minutes to DFW  
International  
Airport

20

Minutes to  
Love Field  
Airport

25

Minutes to  
Dallas  
CBD

26

Minutes to  
Ft. Worth  
CBD





## Area Amenities

25+

Restaurants

80+

Retailers

10+

Hotels

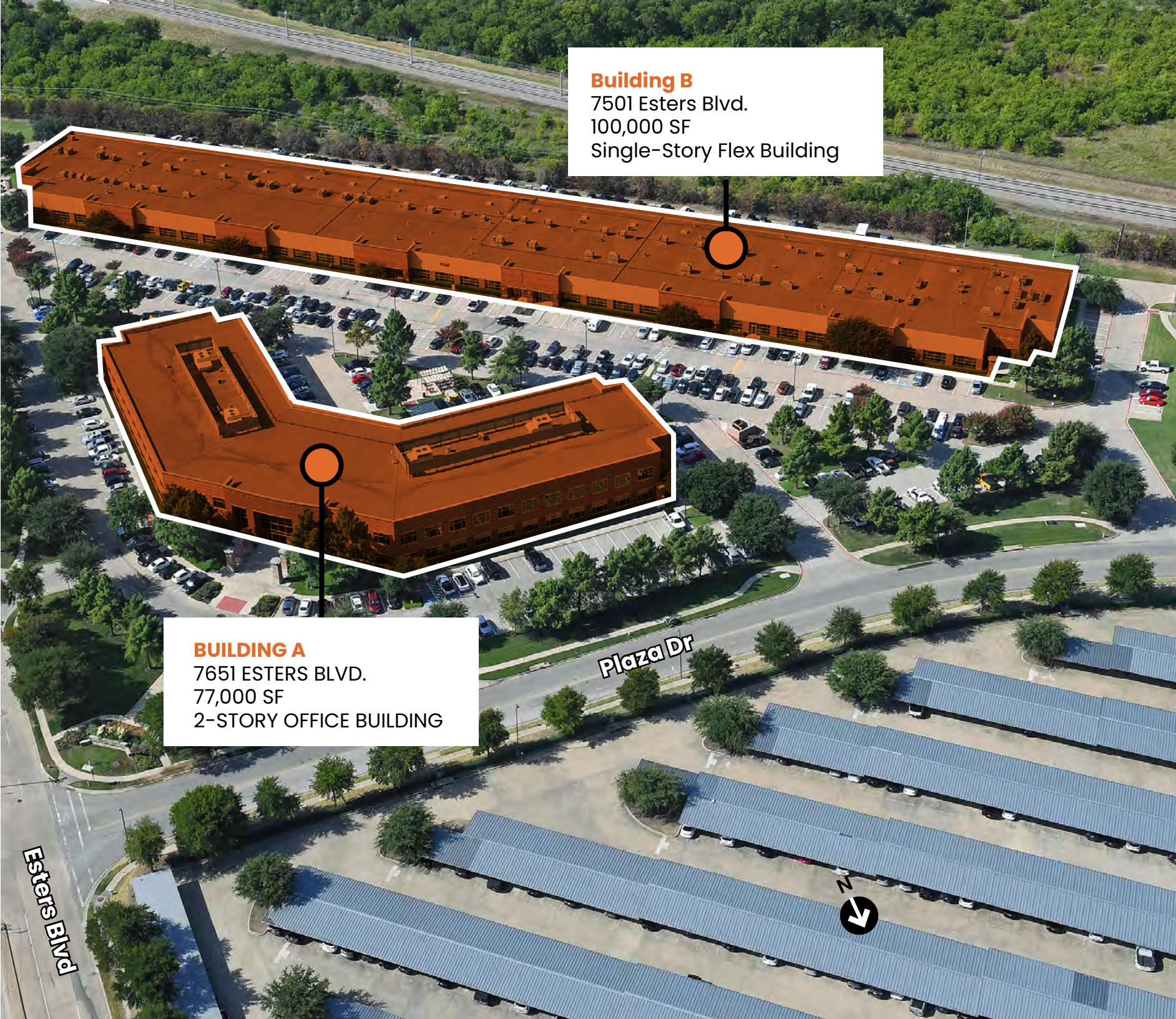




# Site Plan

**Building A**  
7651 Esters Blvd.  
77,000 SF  
2-Story Office Building

**Building B**  
7501 Esters Blvd.  
100,000 SF  
Single-Story Flex Building

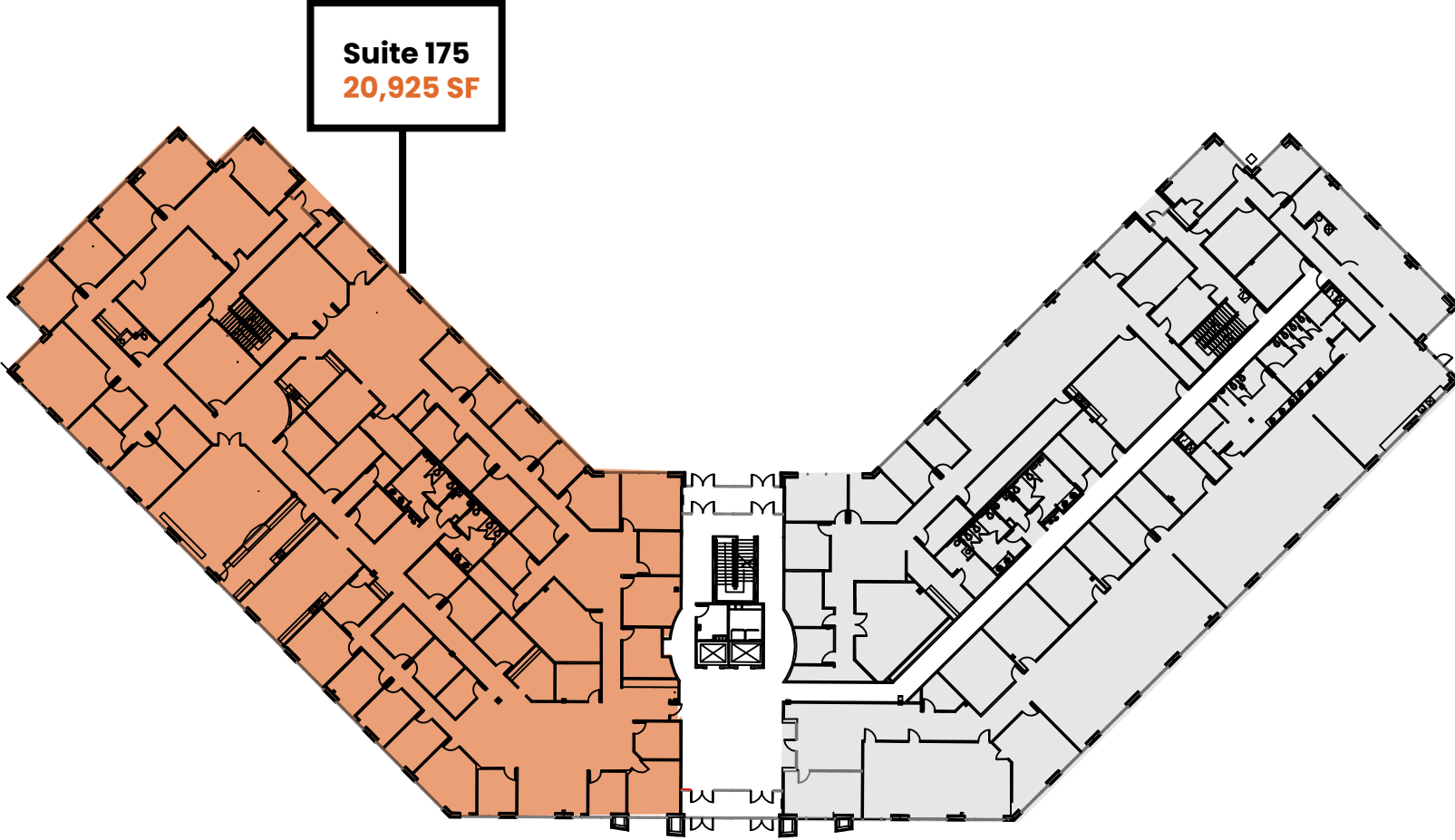


**Building B**  
7501 Esters Blvd.  
100,000 SF  
Single-Story Flex Building

**BUILDING A**  
7651 ESTERS BLVD.  
77,000 SF  
2-STORY OFFICE BUILDING

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**2-Story Office  
First Floor**  
Up to 20,925 SF Available

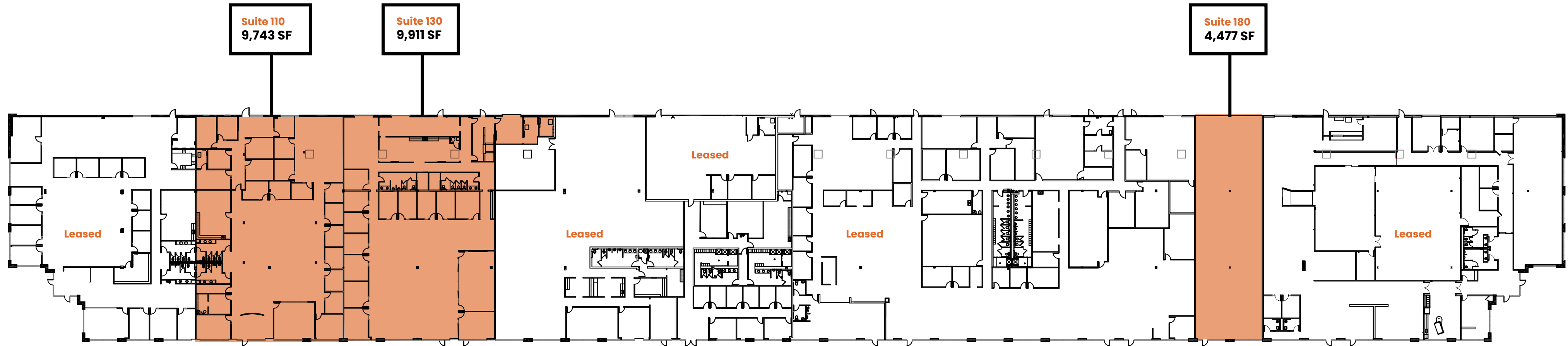


**Suite 175**  
20,925 SF



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Single-Story Flex Building









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## Leasing Contacts

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**NEWMARK**



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