

DealerSocket

PLAZA
ONE61
7301 N. STATE HWY 161 | IRVING, TX 75039

AN

AMERICAN FIDELITY 
a different opinion

PROPERTY



RENTABLE AREA
195,173 SF

STORIES
4

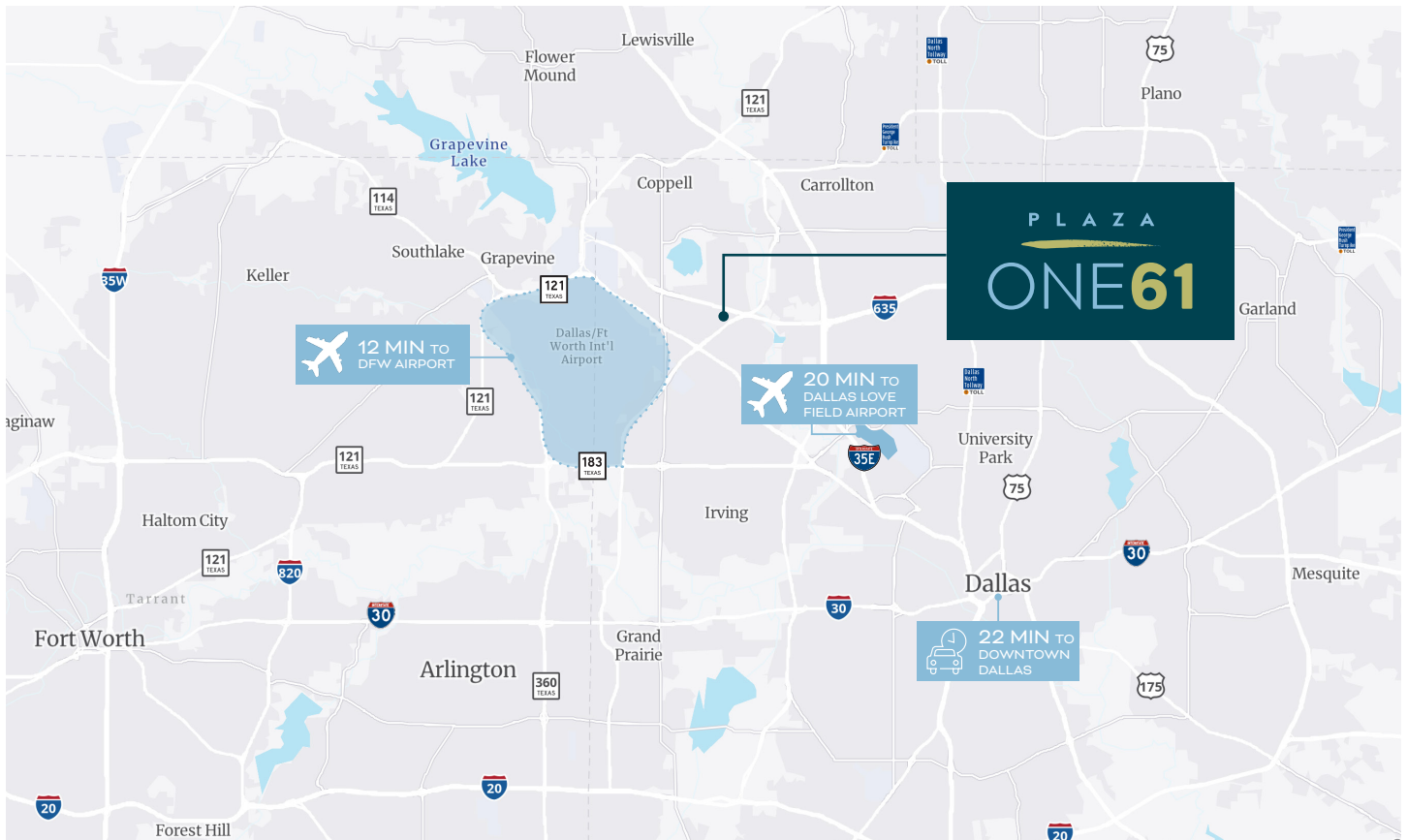
BUILDING CLASS
A



YEAR RENOVATED
2023

PARKING RATIO
6:1,000

SPEC SUITES
AVAILABLE



Plaza One61 is located in the middle of the MacArthur Blvd amenity area in Irving, Texas. The property has access to several free highways (John Carpenter Fwy & I-635) as well as instant access to Hwy 161 (PGBT)

BUILDING HIGHLIGHTS

- + Modern Tenant Lounge with Grab & Go Kitchen
- + Shared Conference Center - 1st Floor
- + On-Site Security, Property Management & Building Engineers
- + Covered Parking with a 6:1000 Surface Parking Ratio
- + Best In-Market location on Hwy 161 (PGBT), with LBJ/635 and John Carpenter Freeway



Building Amenities & Renovations



TENANT LOUNGE

- + Grab & Go Food Service
- + Custom Coffee
- + Multiple Sitting Areas
- + Charging Stations

\$1M

in capital improvements completed in the past **three years.**

CONFERENCE CENTER

- + 1st Floor Location
- + 50 Person Limit
- + Recently Upgraded



RENOVATIONS



First Floor (2021)

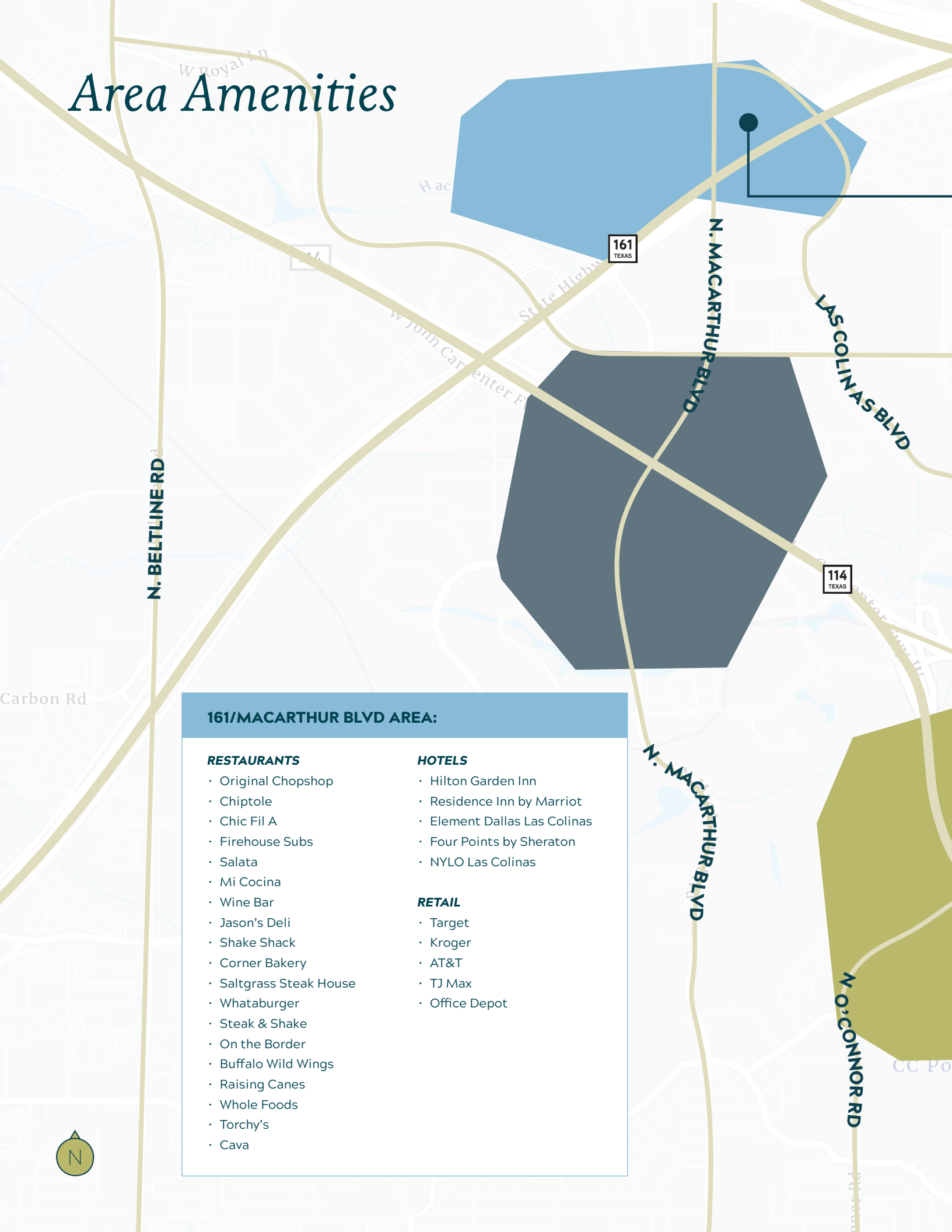


Third Floor (2023)



Fourth Floor (2024)

Area Amenities



161/MACARTHUR BLVD AREA:

RESTAURANTS

- Original Chopshop
- Chiptole
- Chic Fil A
- Firehouse Subs
- Salata
- Mi Cocina
- Wine Bar
- Jason's Deli
- Shake Shack
- Corner Bakery
- Saltgrass Steak House
- Whataburger
- Steak & Shake
- On the Border
- Buffalo Wild Wings
- Raising Canes
- Whole Foods
- Torch's
- Cava

HOTELS

- Hilton Garden Inn
- Residence Inn by Marriot
- Element Dallas Las Colinas
- Four Points by Sheraton
- NYLO Las Colinas

RETAIL

- Target
- Kroger
- AT&T
- TJ Max
- Office Depot

PLAZA
ONE61

114/LAS COLINAS BLVD AREA

RESTAURANTS

- The Ranch at Las Colinas
- Fuzzys Taco Shop
- Five Guys
- Jersey Mikes
- In/Out Burger
- Starbucks
- Fajita Petes
- Fast Furious
- Snappy Salads
- Cava

HOTELS

- NYLO Las Colinas Hotel
- Element
- Holiday Inn
- Springhill Suites by Marriot

114/MACARTHUR BLVD AREA

RESTAURANTS

- Yard House
- Cork & Pig
- Hugos Invitados
- The Blue Fish
- Glorias
- Corner Bakery
- Jimmy Johns
- Chipotle
- Tiff Treats
- Starbucks
- Zalat

HOTELS

- Omni Dallas
- Marriot Dallas
- The Westin Irving Convention Center

ENTERTAINMENT

- Toyota Music Factory
- Las Colinas County Club
- Las Colinas Resort
- Cottonwood Valley Golf Course
- Bar Louie

ROYAL LANE

SPUR
348

LOOP
12

12

INTERSTATE
35E

INTERSTATE
635

055

354

Walnut H

nd

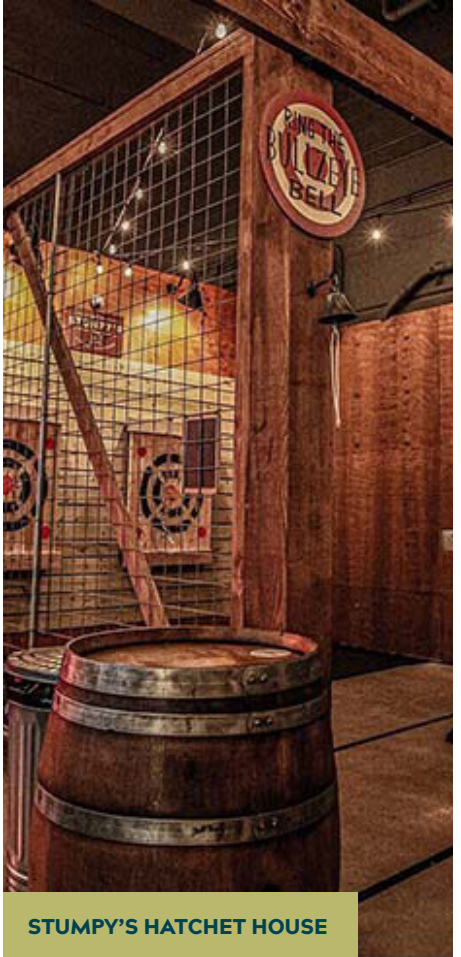
Las Colinas

Las Colinas, a prestigious and vibrant area in Irving, Texas, is renowned for its blend of commercial, residential, and leisure facilities, offering a unique and dynamic environment. A crown jewel of this area is the Toyota Music Factory, an expansive entertainment complex that has transformed the local entertainment and cultural scene. This state-of-the-art facility is not just a music venue; it's a multifaceted entertainment hub that features an array of dining, retail, and cinema experiences. It hosts a wide range of events, from concerts featuring top-tier artists to community gatherings, making it a central point of convergence for entertainment seekers.





Surrounding the Toyota Music Factory is a lively district, teeming with an eclectic mix of restaurants, bars, and shops, reflecting the diverse and cosmopolitan character of Las Colinas. This area, with its modern architecture and beautifully landscaped spaces, attracts both locals and visitors alike, fostering a sense of community and vibrancy. The Toyota Music Factory and its surrounding area truly encapsulate the dynamic spirit of Las Colinas, making it a must-visit destination in Irving.



Fact Sheet

BUILDING

Building Name: Plaza One61

Building Address: 7301 N. State Highway 161, Irving, TX

Building Square Footage: 195,173 SF

Typical Floor Plate: 48,793 SF

Floors: 4

Building Hours:

7:00am to 6:00pm Monday – Friday

7:00am to 1:00pm Saturday

Building Location Description:

Corner of Macarthur Blvd and Hwy 161

LEASING COMPANY INFORMATION

Company: Colliers

Cole Moreano

214 217 9327

cole.moreano@colliers.com

Jack Beare

214 217 4861

jack.beare@colliers.com

PROPERTY MANAGEMENT

Landlord: American Fidelity Property Company

On-site: Yes

Name of Property Management Company: JLL

Contact: Elizabeth McDaniel

Email: Elizabeth.mcdaniel@jll.com

Phone: 469 284 5620

YEAR BUILT

Built: 1999

Renovated: 2023

ELEVATORS

Passenger elevators: 4

Freight elevators: 2

Elevator Tied to Card Access Operations: All

PARKING

Parking Ratio: 6.00/1,000

Surface: \$00.00

Covered/Reserved: \$75.00 Per Month

LIFE/FIRE SAFETY

Sprinkler system: No

Generator: Yes; One for the 4th floor & one for
Emergency use only

CEILING HEIGHT

Measurement to Ceiling Grid: +/- 9'-0"

Measurement Floor to Ceiling:

Depends on Tile Type: +/- 9'-0"

Measurement Slab-to-Slab: 13"

BUILDING HVAC

Hours of Operation:

7:00am to 6:00pm Monday – Friday

7:00am to 1:00pm Saturday/No Sunday

HVAC After Hours Cost: \$75.00 Per Hour - 2 Hour

Minimum

STRUCTURAL CAPACITY

Building Construction: Reinforced concrete

Column Spacing: Varies

ELECTRICITY

Rate/SF: \$1.95

SECURITY

Security on site: Yes

Hours:

6:00am to 10:00pm Monday – Friday

8:00am to 4:00pm Saturday

Cameras: Yes

Card Reader Access: Yes

OPERATING EXPENSES

2023: \$12.18

2022: \$11.54

TELECOM PROVIDERS

Spectrum

Verizon

Level3/Lumen

FLOOR COMMON FACTOR

Full Floor: 17.8%

Multi-Tenant: 3-Jan

ON-SITE AMENITIES

Conference Center

Tenant Lounge

Grab & Go Deli

Covered Parking

Onsite Security

Onsite Property Management

DealerSocket

PLAZA
ONE61

7301 N. STATE HWY 161 | IRVING, TX 75039

Contacts

JACK BEARE

Vice President

+1 214 217 4861

jack.beare@colliers.com

COLE MOREANO

Associate Vice President

+1 214 217 9327

cole.moreano@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International North Texas, LLC

Colliers