

# INNOVATION HUB

10030 N MacArthur Blvd, Irving, TX 75063



Presented by  
DFW Land Real Estate



## Price: \$18.00 /SF/YR

Lease at 10030 N MacArthur Boulevard. The initial lease rate is \$18/SF/YR ALL INCLUSIVE With an annual increase of \$0.50/PER SF/YR . If no construction is needed, this rate applies. If construction is required, additional conditions and a security deposit will apply.

Innovation Hyb is located in the Dallas-Fort Worth metro among amenity-rich and well-educated enclaves providing multifaceted advantages. The office underwent a renovation in 2024 that outfitted it with a stunningly modern atrium lobby, welcoming entrants to color furniture, vibrant finishes, and soothing accent lighting.

Tenants have the opportunity to lease spaces down to 1,000 square feet or a full floor and heighten their presence with available building signage. Web-based needs like storage of online documents and consistent operation of servers are secured by a robust backup generator. 10030 N MacArthur Boulevard has a small parking garage with reserved spots and a generous surface parking ratio of 4.2/1,000, maximizing accessibility already streamlined via proximate roadways.

10030 N MacArthur Boulevard is located five to 10 minutes of George Bush Turnpike, Interstate 35E, Interstate 635, and Sam Rayburn Tollway.

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Freshly Renovated in 2024: Step into a newly renovated space designed for modern comfort and style, such as the upgraded Class A lobby.

Generator for Entire Building: Benefit from uninterrupted operations with a large, dedicated generator ensuring power reliability and peace of mind.

Abundant Parking: Enjoy the convenience of ample surface parking and reserved covered parking, ensuring stress-free access for tenants and visitors.

Prime Location with Easy Access: Located for optimal convenience near major routes and amenities, ensuring seamless connectivity.

Rewarding 8% Commission: Offering an attractive 8% commission to brokers who secure the perfect space for their client's business.

Flexible Lease: The initial lease rate is \$18SF/YR, ALL INCLUSIVE - Spaces from 1,000 SF and up.

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Inspiring Atrium



Suite Meeting Room

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
DFW Land	-	2035

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Suite Break Room



10030 N MacArthur Boulevard

## Listing spaces

### 1st Floor

Space Available	1,000 - 46,327 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	93,562 SF
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

The initial lease rate is \$18SF/YR With an annual increase of \$0.50PER SF/YR , This rate includes Full Service without Internet. If no construction is needed, this rate applies. If construction is required, additional conditions and a security deposit will apply.

### 2nd Floor

Space Available	1,000 - 47,235 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	93,562 SF
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

The initial lease rate is \$18SF/YR With an annual increase of \$0.50PER SF/YR , This rate includes Full Service without Internet. If no construction is needed, this rate applies. If construction is required, additional conditions and a security deposit will apply. Minimum 1,000 SF.

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## Property Photos



Main Entrance



Ample Surface Parking

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## Property Photos



Entrance to Parking Garage



Entrance

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## Property Photos



Elevators



Conference Room



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## Property Photos



Second Floor Lobby



Open-Plan

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## Property Photos



Open-Plan



Natural Light

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## Property Photos



Full Floor Availabilities



Open-Plan

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## Property Photos



Open-Plan



Private Office Layouts

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## Property Photos



Unmatched Highway Connectivity



Surrounded by Affluent Neighborhoods

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## Property Photos



Bird's Eye View

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## Location

