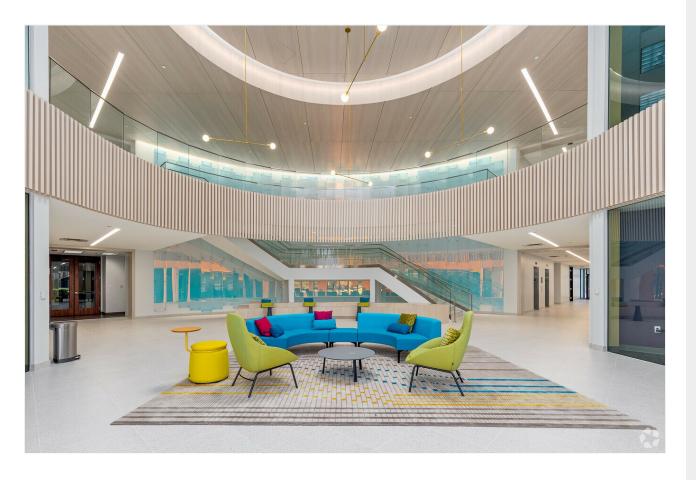
10030 N MacArthur Blvd, Irving, TX 75063





Price: \$18.00 /SF/YR

Lease at 10030 N MacArthur Boulevard. The initial lease rate is \$18SF/YR ALL INCLUSIVE With an annual increase of \$0.50PER 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.

Avinash Gaddipati

avinash@dfwland.com (469) 496-8105

DFW Land Real Estate

9111 Cypress Waters Blvd, Suite 140 Coppell, TX 75019



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Inspiring Atrium



Suite Meeting Room

Major Tenant Information

Tenant SF Occupied Lease Expired
DFW Land - 2035

10030 N MacArthur Blvd, Irving, TX 75063



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.

10030 N MacArthur Blvd, Irving, TX 75063

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







Surrounded by Affluent Neighborhoods

10030 N MacArthur Blvd, Irving, TX 75063

Property Photos



Bird's Eye View

10030 N MacArthur Blvd, Irving, TX 75063

Location

