

100

EAST ROYAL

100 EAST ROYAL LANE | IRVING, TX 75039

A

Westdale

PROPERTY



RENTABLE BUILDING AREA
146,538 SF

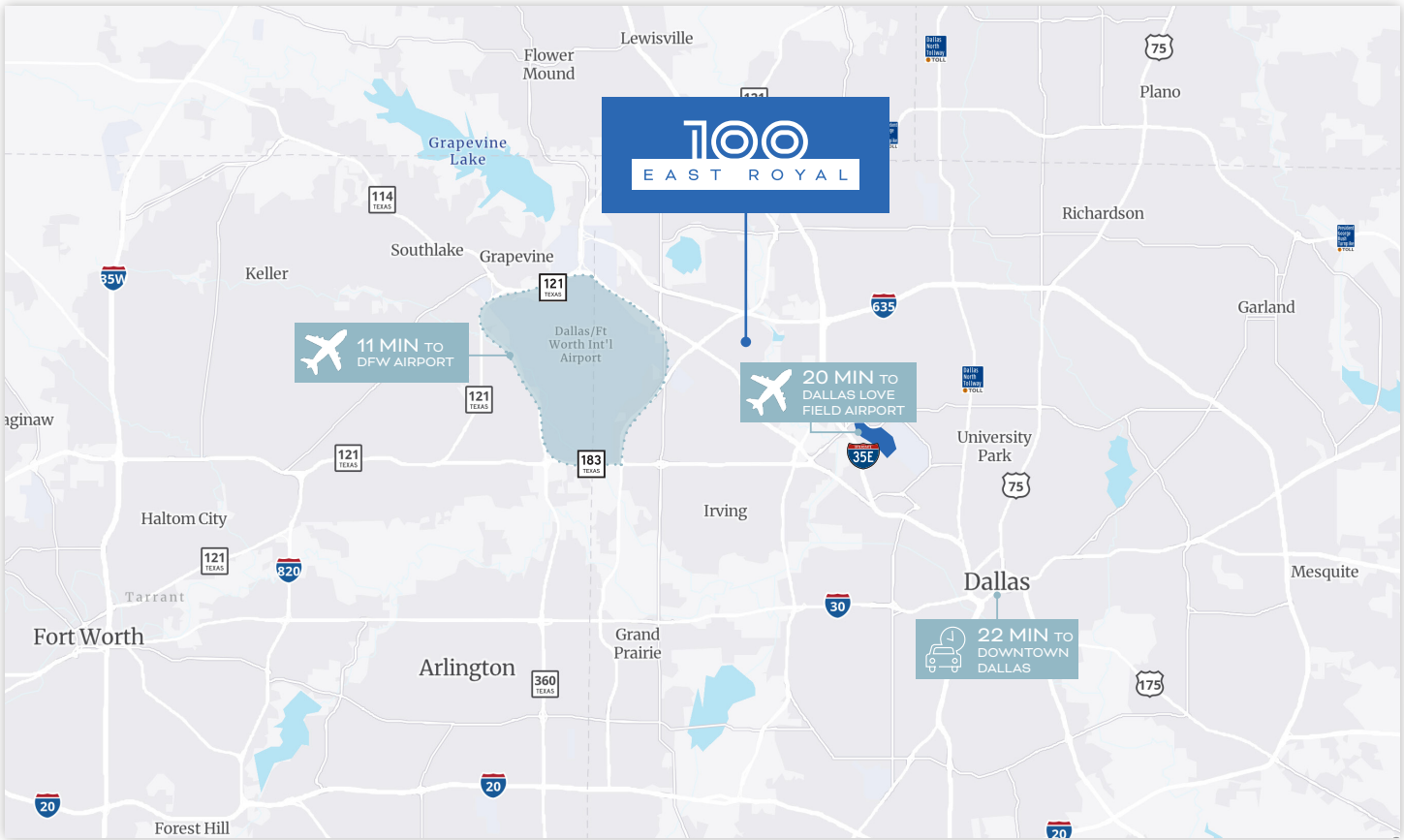
STORIES
3

BUILDING CLASS
A

YEAR BUILT
1996

PARKING RATIO
5:1,000

TYPICAL FLOOR SIZE
48,846 SF



100 EAST ROYAL is surrounded by 8 Fortune 500 headquarters and 4 Fortune 1000 headquarters. Connected to employee hub with access to skilled workforce of 3.3 million within a 30 minute commute.

NEIGHBORHOOD HIGHLIGHTS

- The Shops at MacArthur Hills
- DFW Airport and Love Field Airport
- Toyota Music Factory
- Water Street retail and dining
- Irving Convention Center
- The Mustangs of Las Colinas Museum



Nearby Amenities

Restaurants:

- Lamberti's Ristorante & Wine Bar
- Salata
- Chipotle
- Saltgrass Steak House
- Mi Cocina
- Corner Bakery
- Masala Wok
- Blaze Pizza
- Schlotsky's
- Starbucks
- Original ChopShop
- Freebirds World Burrito
- Torchy's Tacos
- Jason's Deli

Retail:

- Target
- Ulta Beauty
- TJ Maxx & HomeGoods
- Michaels
- Kroger
- Office Depot
- The UPS Store
- AT&T
- T-Mobile
- GameStop

Restaurants:

- Modern Market Eatery
- Shake Shack
- CAVA
- Market Cocina
- Jersey Mike's Subs
- Snappy Salads
- In-N-Out Burger
- Pie Five Pizza
- La Madeleine
- Little Katana

- Andalous Mediterranean Grill
- Wingstop
- Starbucks
- The Ranch
- Jam + Toast
- Hudson House

Retail:

- Whole Foods Market

Restaurants:

- Shawarma Press
- The Monk's Irving
- Pizza Hut
- Wayback Burgers
- Yummy Thai
- Desi District

Restaurants:

- Edoko Omakase
- Benihana
- Savera Indian Kitchen
- Subway
- Smoothie King
- Flavors Indian Kitchen
- Paradise Express Biryani & Kebabs

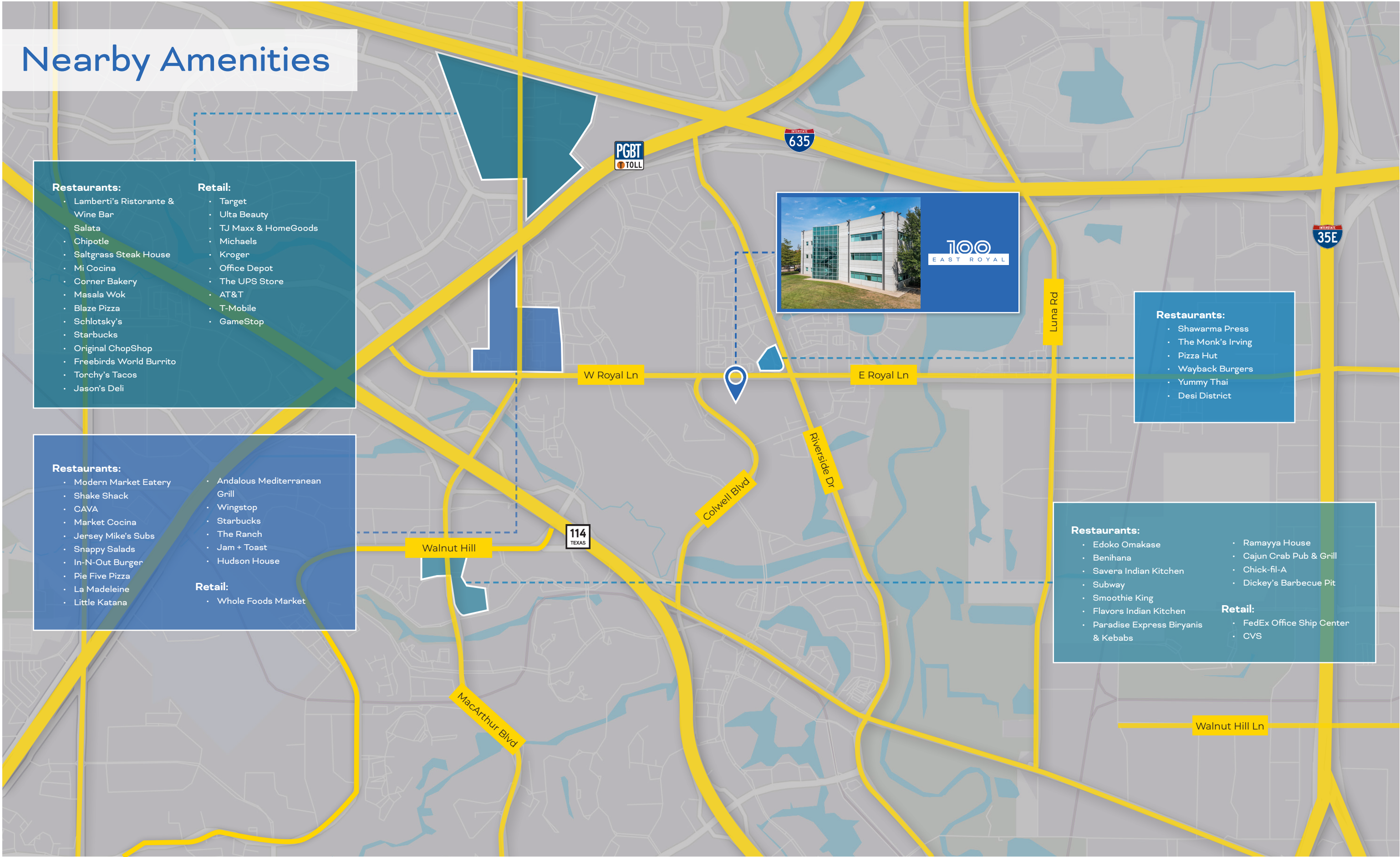
- Ramayya House
- Cajun Crab Pub & Grill
- Chick-fil-A
- Dickey's Barbecue Pit

Retail:

- FedEx Office Ship Center
- CVS

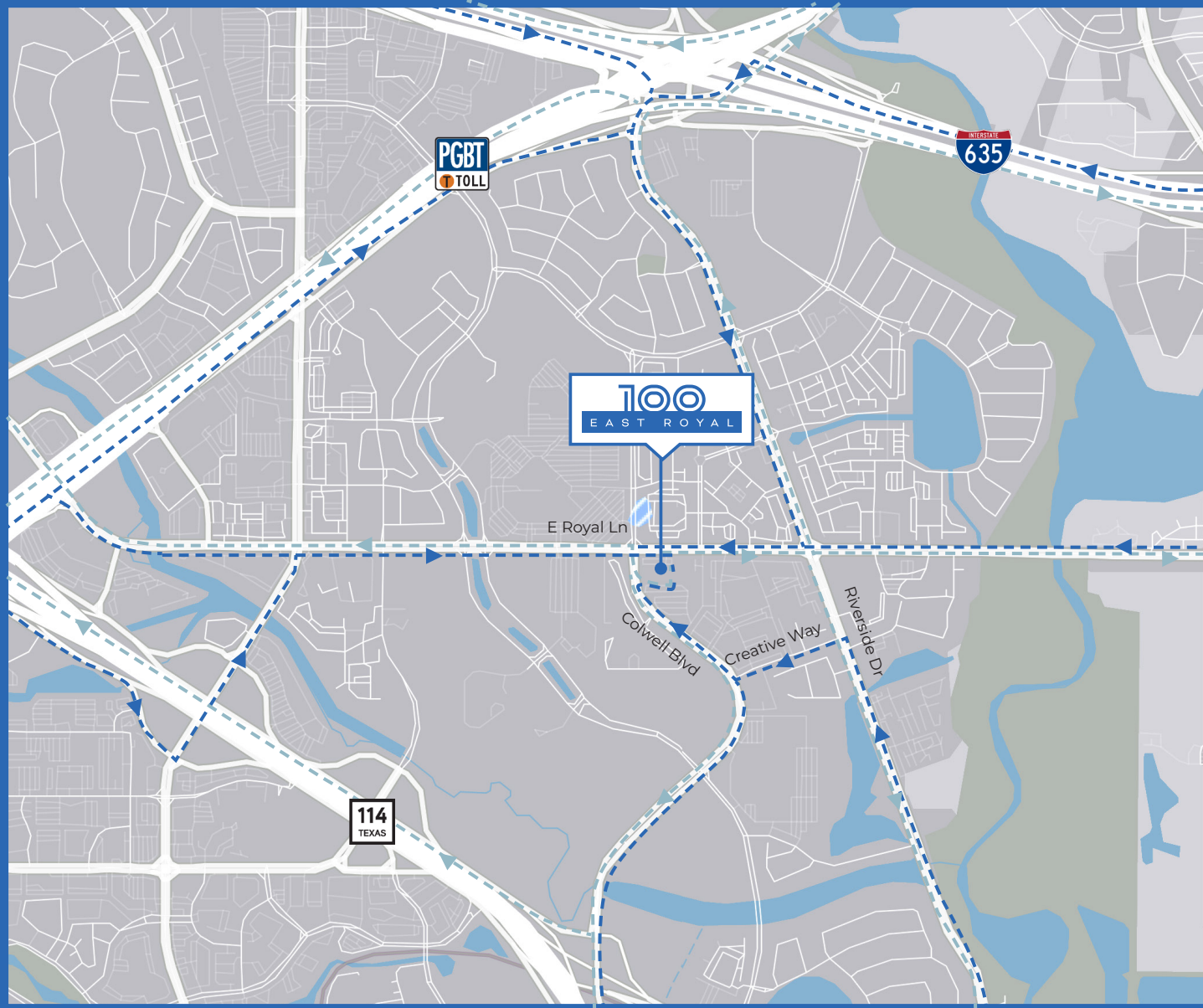


100
EAST ROYAL



All Access

→ Ingress
← Egress



Fact Sheet

BUILDING

100 East Royal
100 E Royal Ln,
Irving, TX 75039

Building Square Footage: 146,538 RSF
Typical Floor Plate: 48,846 RSF
Floors: 3
Building Hours:
Monday-Friday 7am-6pm
Saturday 8am-1pm

LEASING COMPANY INFORMATION

Colliers

Jack Beare
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Lily Jackson
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Chris Wright
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PROPERTY MANAGEMENT

On-site: No
Name of Property Management Company:
Westdale Asset Management, LTD

YEAR BUILT

Built: 1995
Renovated: 2015

PARKING

5.0/1,000 Parking Ratio (497 Spaces)
Parking Rates:
Unreserved: Free
Reserved: \$100/Month Plus Applicable Taxes
Reserved Covered Spaces Available
Visitor Parking: No

BUILDING HVAC

Hours of Operation
Monday-Friday 7am-6pm
Saturday 8am-1pm
HVAC After Hours Cost:
\$100.00 Per Hour 2 Hour Minimum

SECURITY

On-Site Security Hours:
Monday-Friday 6am-10pm
Saturday 8am-1pm

ELECTRICITY

Rate/ SF: \$1.50

OPERATING EXPENSES

2023: \$12.32 Includes Electricity
2022: \$11.64 Includes Electricity
2021: \$10.11 Includes Electricity

TELECOM PROVIDERS

AT&T Verizon, Charter Communications, Level 3,
Ntegrated

ON-SITE AMENITIES

Company Kitchen
Building Conference Room
Onsite Security



EAST ROYAL

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CONTACTS

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