

12,000 sq. ft. Available for Lease
Offices, Retails, Studios, Showrooms

7300 Riverside Dr. Ste 120
Irving, TX 75039

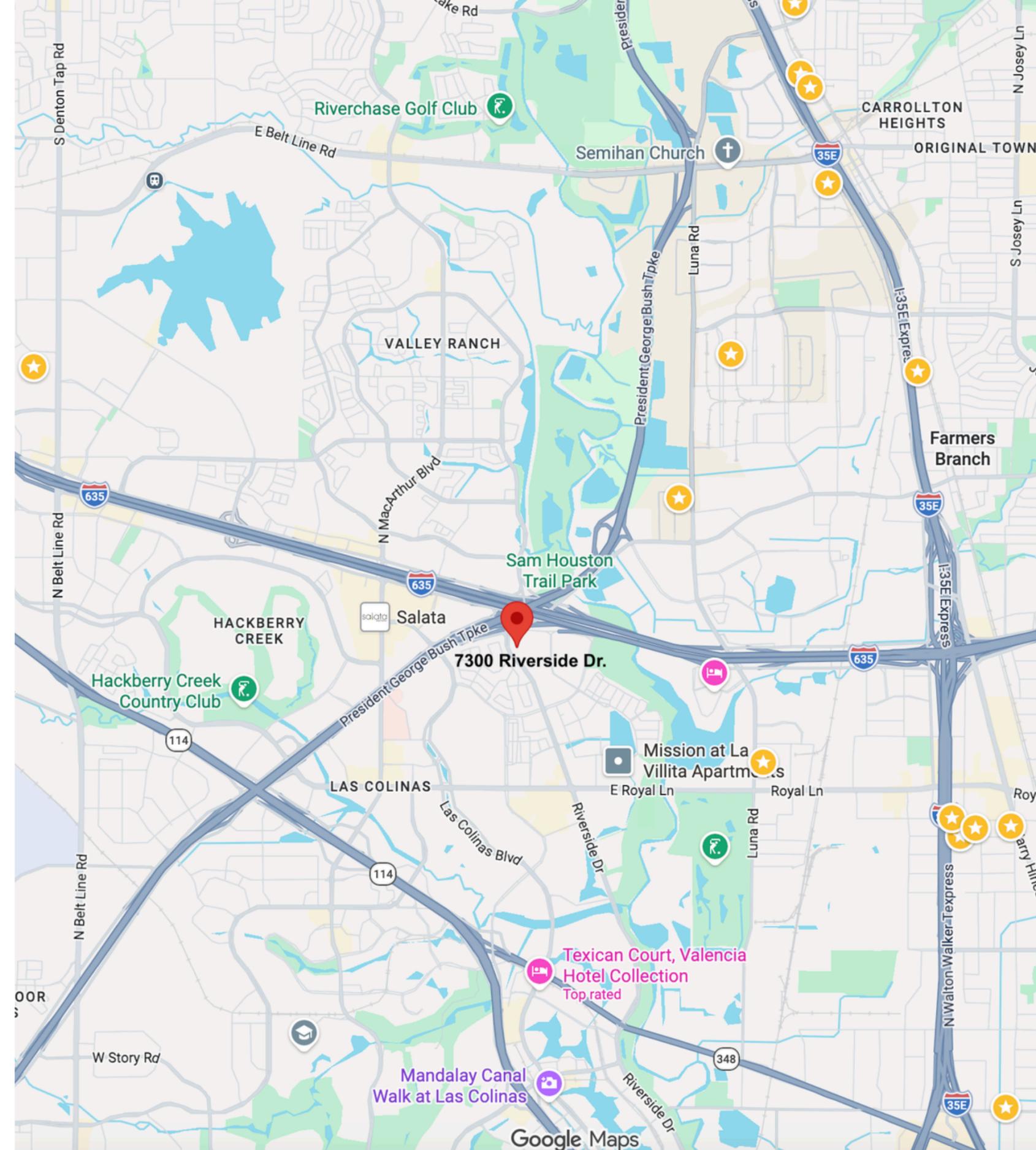
- Prime location in Las Colinas, one of the most prestigious neighborhoods in the DFW area
- Very easy access to major highways; 635, PGBT, 35, 114 and DFW Airport
- Prominently situated on a three-corner lot with nearly two acres of beautifully landscaped grounds
- Impressive finished ceiling heights ranging from 12 to 23 feet
- Elegant 24" x 48" Italian flooring throughout
- Two restrooms, a dedicated breakroom, and a spacious, modern open kitchen
- Distinctive lighting features, including a fully customized 14-foot chandelier
- Ample parking with 79 spaces, including 4 ADA-designated spots
- Excellent visibility with two prominent building signage opportunities plus a dedicated monument sign
- Fully sprinklered and equipped with a fire alarm system
- Fully climate-controlled (HVAC) throughout

Bob Hagewood

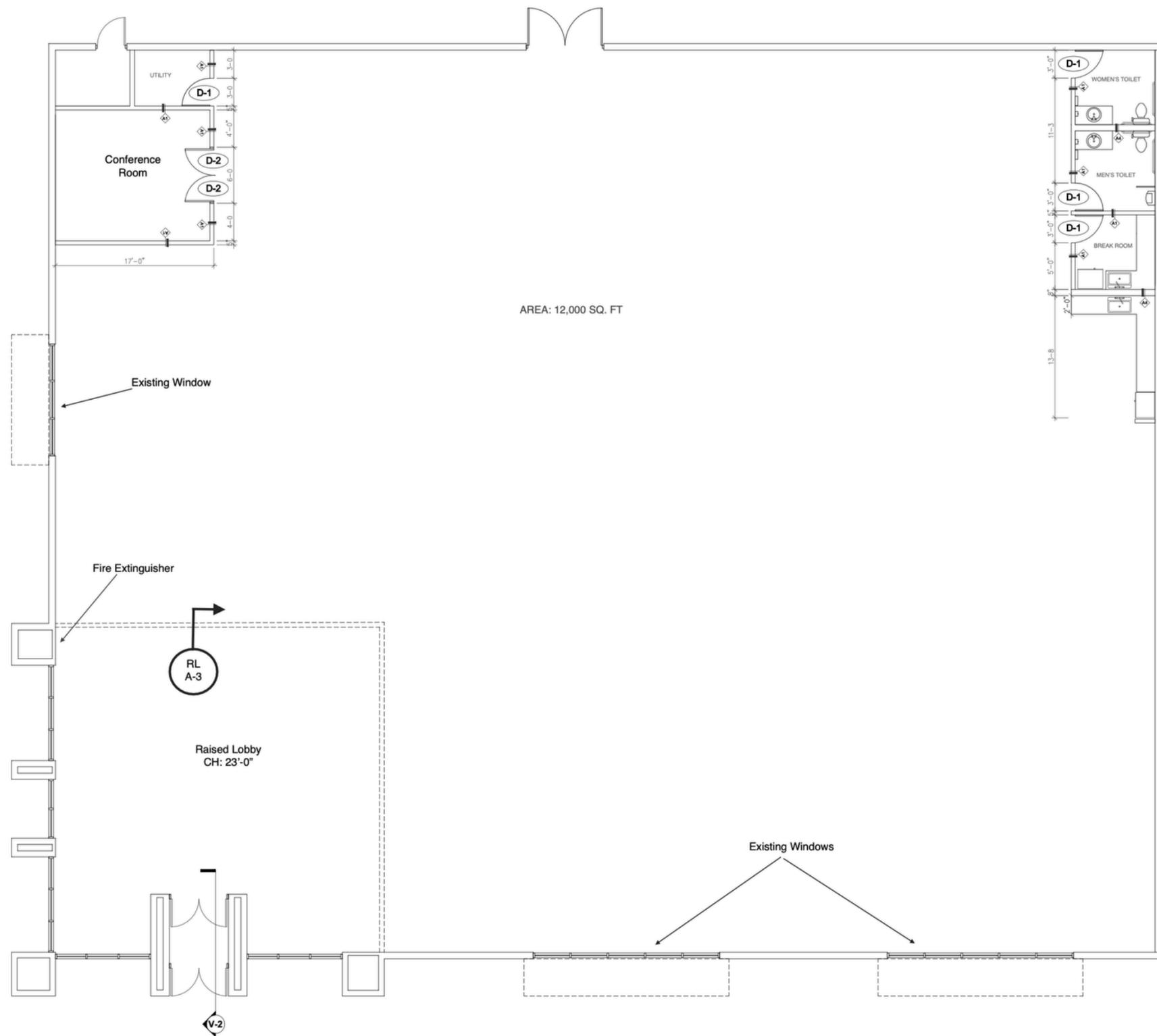
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A-1 DIMENSIONAL FLOOR PLAN

