

LEASE OPPORTUNITY

800 WEST AIRPORT FREEWAY

Irving, TX 75062

181 SF - 36,297 SF
Available

Contact Broker for Rate

Schedule a Tour



LEASING TEAM

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909 W Magnolia Ave, Suite 2



800 WEST AIRPORT FREEWAY

a multi-tenant 11-story office building available for lease in the heart of the Metroplex



FOR LEASE || up to 36,297/SF AVAILABLE

Property Description

Dominus Commercial, as exclusive advisor to the owner, is pleased to offer the opportunity to lease 800 West Airport Freeway, a 142,430 SF multi-tenant office building located in Irving, Texas.

800 W. Airport Freeway boasts Top of Building Signage available with a prominent freeway location. Panoramic views from the tallest building along this corridor. Amenities include onsite security, engineer and management, a building conference center, food service onsite, outdoor patio for our tenants, parking at 3.36/1,000, and renovated lobbies and hallways.

This property is **LOCALLY OWNED** and has a myriad of move-in ready spaces. 800 W. Airport is centrally located within 10-25 minutes from DFW Airport, Love Field Airport, and downtown Dallas and only 30 minutes to downtown Fort Worth.

Available Space

[Request Floor Plans](#)

Floors 1-4	Size	Floors 5-11	Size
Suite 200	2,091 SF	Suite 515	1,604 SF
Suite 201	7,788 SF	Suite 530	1,546 SF
Suite 205	1,035 SF	Suite 705	2,186 SF
Suite 210	445 SF	Suite 743	1,312 SF
Suite 308	3,151 SF	Suite 745	853 SF
Suite 314	6,386 SF	Suite 750	1,928 SF
Suite 414	1,978 SF	Suite 1033	1,213 SF
Suite 420	1,449 SF	Suite 1100	181-814 SF

* contact broker to confirm availability or to request floor plans

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Property Highlights

ADDRESS

800 W Airport Freeway | Irving, TX 75062

TOTAL SITE

4.55 Acres

YEAR BUILT / RENOVATED

1975 | 2014 to present

RENOVATIONS

Renovated Lobby Corridors

FLOORS

11 Floors

BUILDING AREA

142,430 SF - CLASS B Office

12,222 SF - Typical Floor Plate

PARKING RATIO

3.36 / 1,000 SF (385 surface spaces; 20 covered)

AMENITIES

- On-Site Security Guard
- Conference Room, On-Site Deli, Local Ownership
- Top of Building Signage on Hwy 183
- Move-In Ready Suites
- Outdoor Patio
- Local Ownership, Management, & Engineer
- Excellent Access to Hwy 183, Loop 12 & I-35



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Location Overview

POINTS OF INTEREST

- 1 Toyota Music Factory
- 2 University of Dallas
- 3 Brook Hollow Golf Club
- 4 Trammel Crow Park
- 5 City Center Distric
- 6 The Dallas Arboretum
- 7 Riverside Golf Club

AIRPORTS

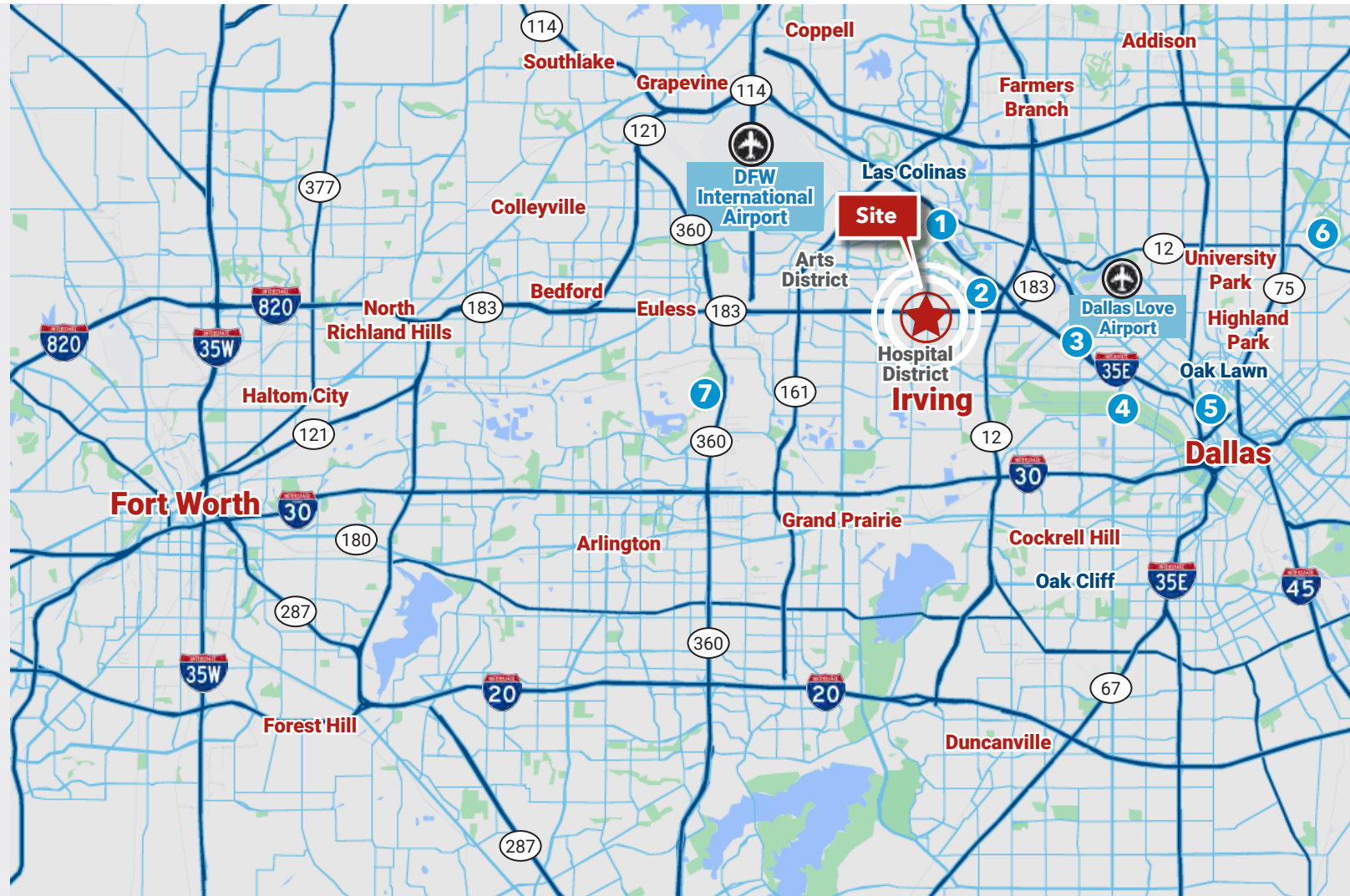
- DFW International Airport
- Dallas Love Field

NEARBY DINING

- » Pappadeaux's
- » Chili's Bar & Grill
- » Rudy's Mexican Restaurant
- » PJ's Cafe

NEARBY HOTELS

- » The Westin Irving Convention Center @ Las Colinas
- » Courtyard by Marriot
- » Embassy Suites by Hilton



Traffic Counts (VPD) vehicles per day

128,920 VPD	@ Airport Fwy & N O Connor Rd
25,671 VPD	@ N Macarthur Blvd & Ln St S
23,011 VPD	@ N O Connor Rd & W Ireland Dr
8,593 VPD	@ W Airport Fwy & Toler Ln NE

Demographics

Population	150,830 (3 mi)	Daytime Workers	91,387 (3 mi)	Businesses	6,899 (3 mi)
Population	233,676 (5 mi)	Daytime Workers	180,503 (5 mi)	Businesses	13,644 (5 mi)
Households	53,505 (3 mi)	HH Income	\$79,255 (3 mi)	Travel To Work	51,287 <30 min
Households	86,590 (5 mi)	HH Income	\$82,293 (5 mi)	Travel To Work	23,423 30-60 min

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My Information About Brokerage Services

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