



Commerce Park - 4823-4845 West Royal Lane & 8411-8415 Sterling Street

8401 Sterling Street, Irving, TX 75063

Office Flex - Office 15,066 SF

For Lease
\$11.5/SF/YR

Property Size
98,470 SF

Parking Spaces Avail.
196

Property Tenancy
Multi-Tenant

Year Built
1981

Property Type
Office - Flex - Office

Lot Size
6.62 Acre

Parking Ratio
2.00/ 1,000 SF

Building Class
C

Date Updated
Jul 04, 2022

Space Available

4841 West Royal Lane #100

Space Type

Flex - Office

Lease Rate

\$11.5/SF/YR

Total Space Available

4,941 SF

Additional Space Type

Warehouse/Distribution

Divisible Space

4,941 - 4,941 SF

Available Date

Immediate

Lease Type

NNN

Call For Terms

Yes

Renewal Option

Yes

Sublease

No

4843 West Royal Lane

Space Type
Flex - Office

Lease Rate
\$11.5/SF/YR

Total Space Available
4,941 SF

Additional Space Type
Warehouse/Distribution

Divisible Space
4,941 - 4,941 SF

Available Date
Immediate

Lease Type
NNN

Call For Terms
Yes

Renewal Option
Yes

Sublease
No

8404 Sterling Street #A

Space Type
Flex - Office

Lease Rate
\$11.5/SF/YR

Total Space Available
2,714 SF

Additional Space Type
Warehouse/Distribution

Divisible Space
2,714 - 2,714 SF

Available Date
Immediate

Lease Type
NNN

Call For Terms
Yes

Renewal Option
Yes

Sublease
No

8413 Sterling Street #B

Space Type
Flex - Office

Lease Rate
\$11.5/SF/YR

Total Space Available
2,470 SF

Additional Space Type
Warehouse/Distribution

Divisible Space
2,470 - 2,470 SF

Available Date
Immediate

Lease Type
NNN

Call For Terms
Yes

Renewal Option
Yes

Sublease
No