



CENTURY PARK

FULLY RENOVATED | UNIFIED FACELIFT | HIGH-END FINISH-OUT



119,339 SF

8,500-22,500 SF AVAILABLE FOR LEASE

PROPERTY SPECS

Total SF: 119,339 SF

Total Land Area: 4.43 AC

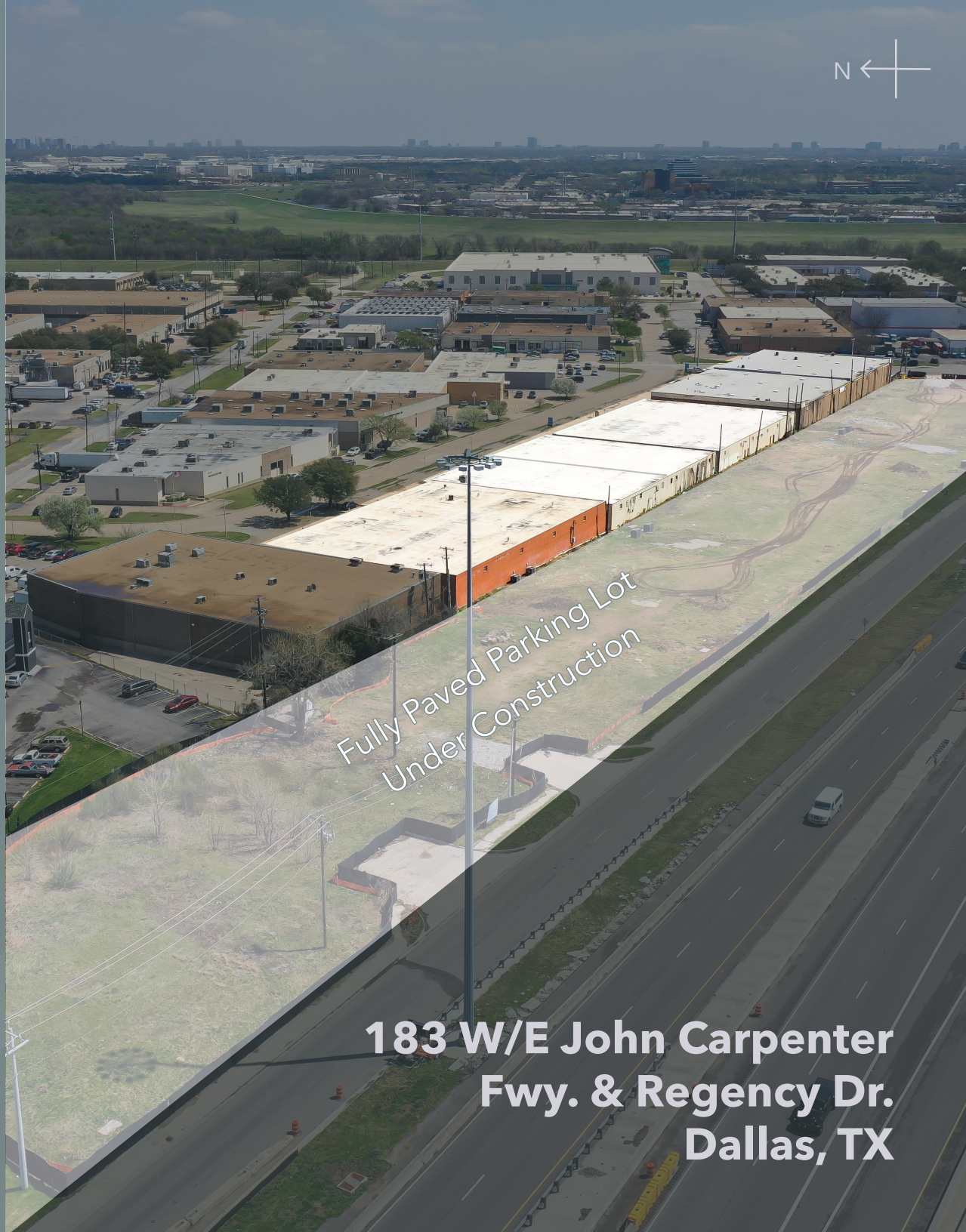
Zoned: Light Industrial

Front Grade Level Loading

Rear Dock High Loading

Fully Sprinklered

100% Climate Controlled











Fully Paved Parking Lot
Under Construction

**183 W/E John Carpenter
Fwy. & Regency Dr.
Dallas, TX**

BEST-IN-CLASS PRODUCT



PROPERTY HIGHLIGHTS

-  100% Climate Controlled
-  Heavy Power – 3,000a/480v
-  Tenant Signage visible from Highway 183
-  Thick foundation to accommodate heavy machinery
-  Direct Access to I-35 & John Carpenter Fwy.
-  New (2022) office finish out
-  Office/Storefront highway frontage
-  Ample parking under development



BUILDING A

3308 ROYALTY ROW
44,490 SF

BUILDING B

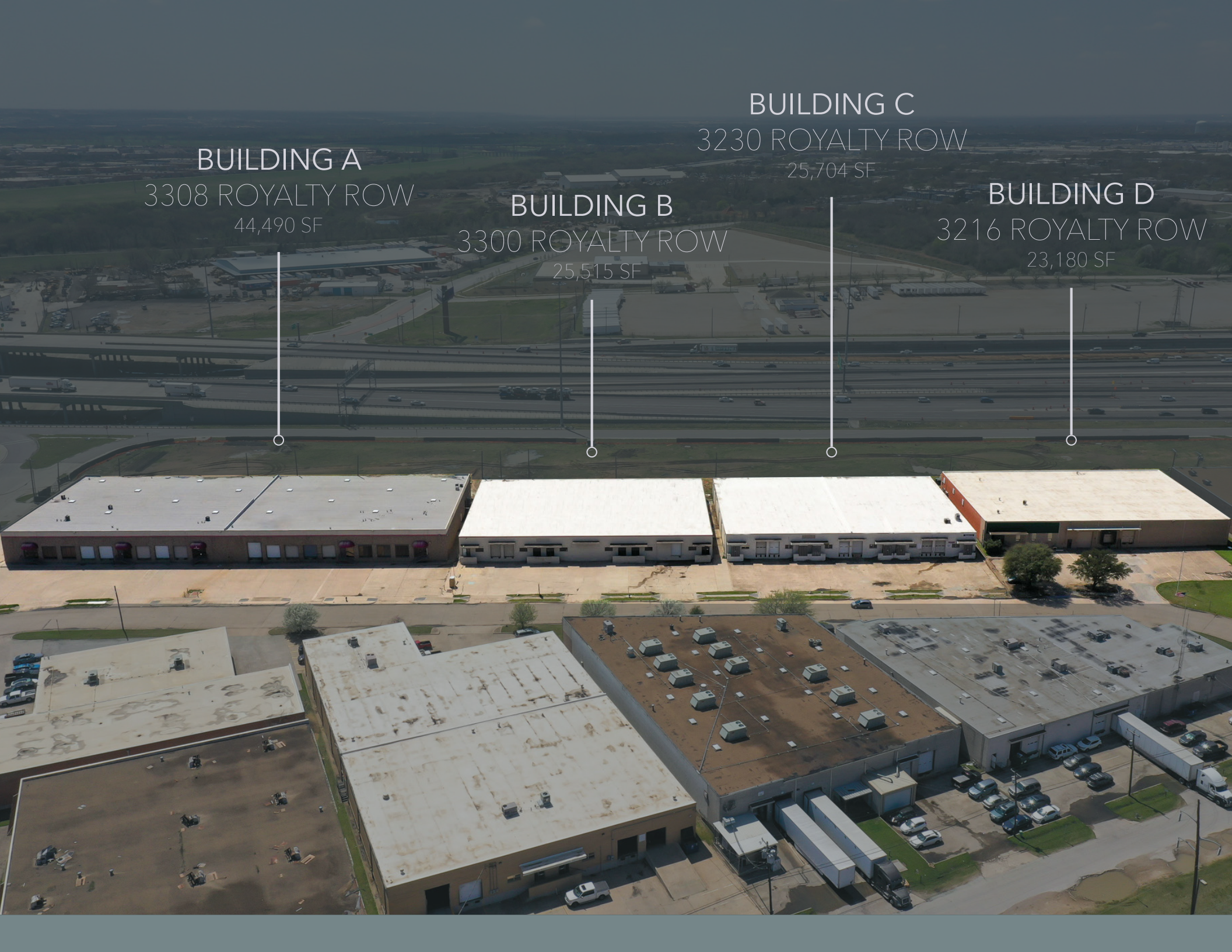
3300 ROYALTY ROW
25,515 SF

BUILDING C

3230 ROYALTY ROW
25,704 SF

BUILDING D

3216 ROYALTY ROW
23,180 SF





BUILDING A

3308 ROYALTY ROW

44,490 SF

100% HVAC

Suite A – 22,470 SF

- 1 Grade Level Door
- 5 Dock High Doors

Suite B – 22,470 SF

- 1 Grade Level Door
- 5 Dock High Doors



BUILDING B

3300 ROYALTY ROW

25,515 SF

100% HVAC

Suite A – 8,505 SF

- 1 Grade Level Door
- 2 Dock High Doors

Suite B – 8,505 SF

- 1 Grade Level Door
- 2 Dock High Doors

Suite C – 8,505 SF

- 1 Grade Level Door
- 1 Dock High Door

BUILDING C

3230 ROYALTY ROW

25,704 SF

100% HVAC

Suite A – 8,568 SF

- 1 Grade Level Door
- 2 Dock High Doors

Suite B – 8,568 SF

- 1 Grade Level Door
- 2 Dock High Doors

Suite C – 8,568 SF

- 1 Grade Level Door
- 1 Dock High Door



BUILDING D

3216 ROYALTY ROW

23,180 SF

100% HVAC

Suite A – 11,590 SF

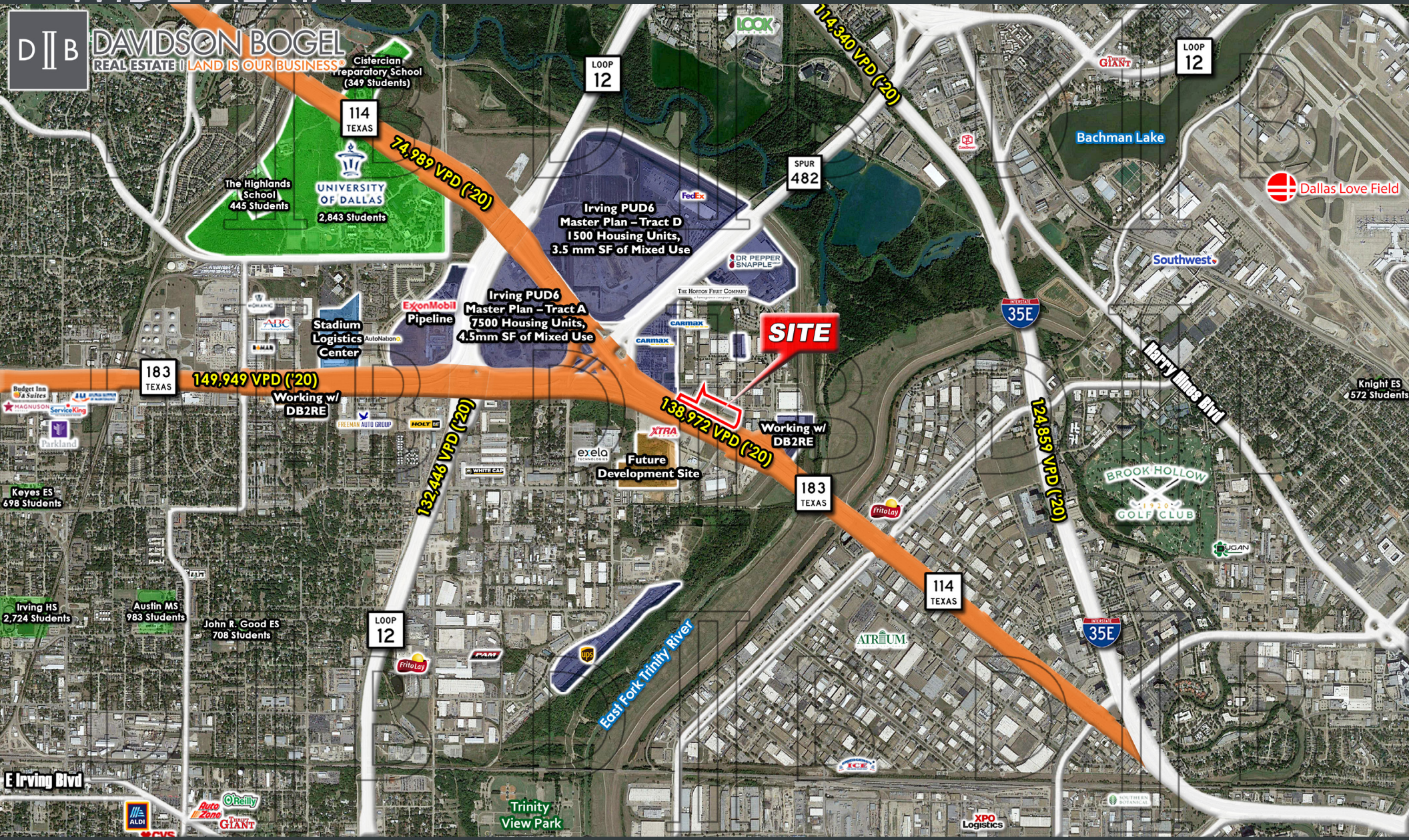
- 1 Grade Level Door
- 2 Dock High Doors

Suite B – 11,590 SF

- 1 Grade Level Door
- 1 Dock High Door

WIDE AERIAL

DB DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS



149,949 VPD (20)

74,989 VPD (20)

132,446 VPD (20)

138,972 VPD (20)

114,340 VPD (20)

124,859 VPD (20)

UNRIVALED LOCATION

Located in the path of expansion out of the West Brookhollow Submarket, fronting Highway 183 W/E John Carpenter Freeway, Century Park where Highway 183 and Highway 114 converge into Downtown Dallas.

Century Park is a premier office/warehouse/flex destination offering fresh, best-in-class features alongside a new contemporary 4.5-acre parking lot. The prime asset combines excellent office space, fully climate controlled warehouse/production space, with a fresh landscape and efficient ingress/egress.





LOCATION HIGHLIGHTS

- 6 miles southwest of Highland Park/Bluffview/Park cities
- 8 miles southwest of Downtown Dallas
- Approximately 3 miles west of the Dallas Design District
- 4 miles west of Trinity Groves
- 1.5 miles east of Las Colinas

Nearby Amenities

- Las Colinas Country Club
- Brookhollow Country Club
- Irving Music Factory
- Elm Fork Shooting Sports
- Irving Golf Club

DALLAS
LOVE FIELD

PARK CITIES

MEDICAL DISTRICT

DOWNTOWN DALLAS

DESIGN DISTRICT

TRINITY GROVES

Fully Paved Parking Lot
Under Construction

CROSSROADS
HOTEL





CENTURY PARK