



8111 ROYAL RIDGE PARKWAY | IRVING, TX 75063

## **BUILDING FACTS**

---

- Divisible from 5,218 to 62,950 RSF
- 2 Stories
- Renovated in 2017
- 10/1,000 In parking

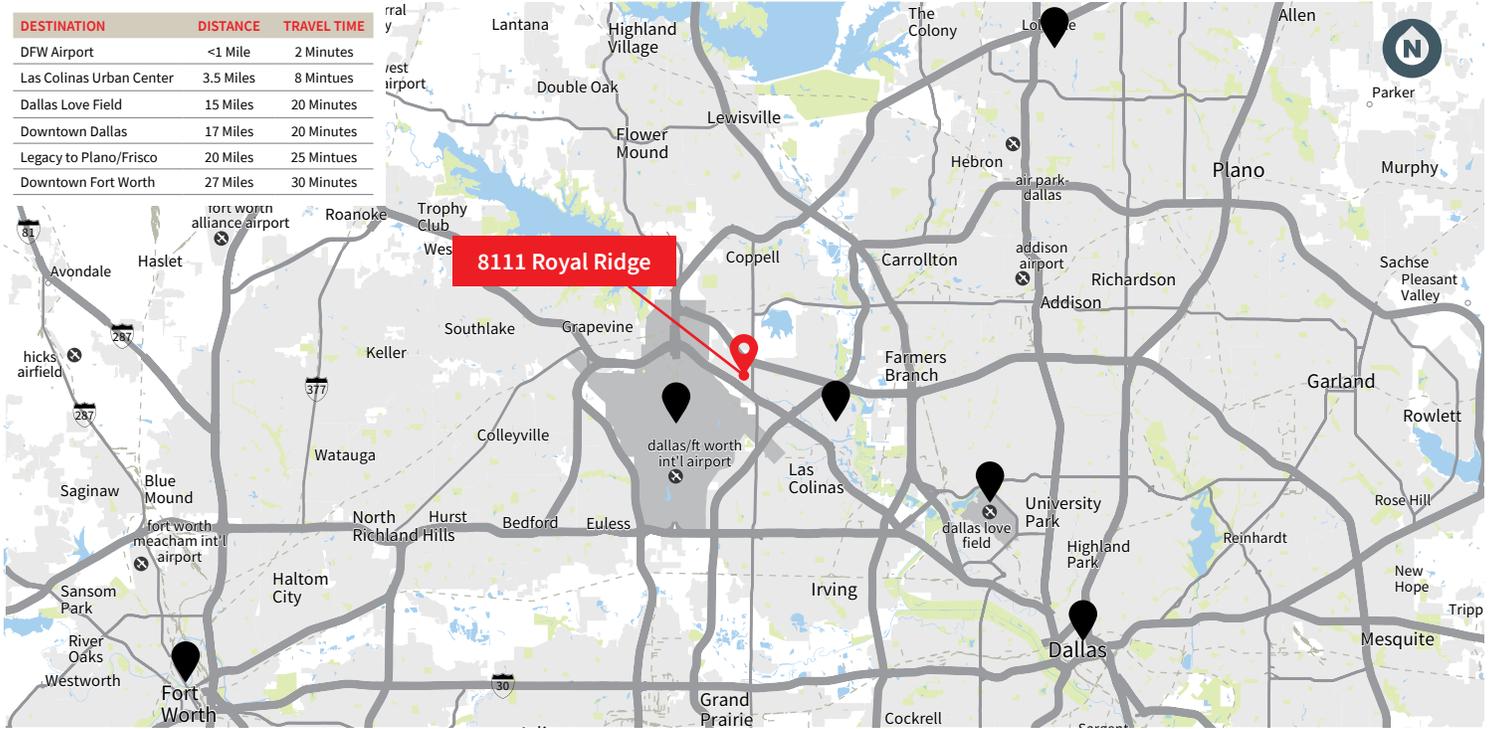
## **BUILDING AND LOCAL AMENITIES**

---

- Two (2) backup generators to run the entire facility
- Two (2) loading dock doors available
- Renovated interior with new ceiling tiles, energy efficient LED lights, fresh paint & carpet throughout
- 17 sets of restrooms distributed throughout the building
- Approximately 118 restaurants, 62 hotels & 18 daycares within a 5 mile radius of the building

# 8111 Royal Ridge

DESTINATION	DISTANCE	TRAVEL TIME
DFW Airport	<1 Mile	2 Minutes
Las Colinas Urban Center	3.5 Miles	8 Minutes
Dallas Love Field	15 Miles	20 Minutes
Downtown Dallas	17 Miles	20 Minutes
Legacy to Plano/Frisco	20 Miles	25 Minutes
Downtown Fort Worth	27 Miles	30 Minutes



## CORPORATE neighbors

