

# ROYAL RIDGE BUSINESS CENTER

8101 - 8111 ROYAL RIDGE PKWY, IRVING, TX, 75063



FOR LEASE // OFFICE



## Corporate campus in the heart of Freeport.

- Total campus size: 90,433 RSF
- Divisible office flex
- Monument and building signage
- Outdoor storage available up to 1 acre
- Immediately west of Belt Line Road and close proximity to LBJ, 114 and DFW Airport
- 118 restaurants, 62 hotels and 18 daycares within a 5-mile radius

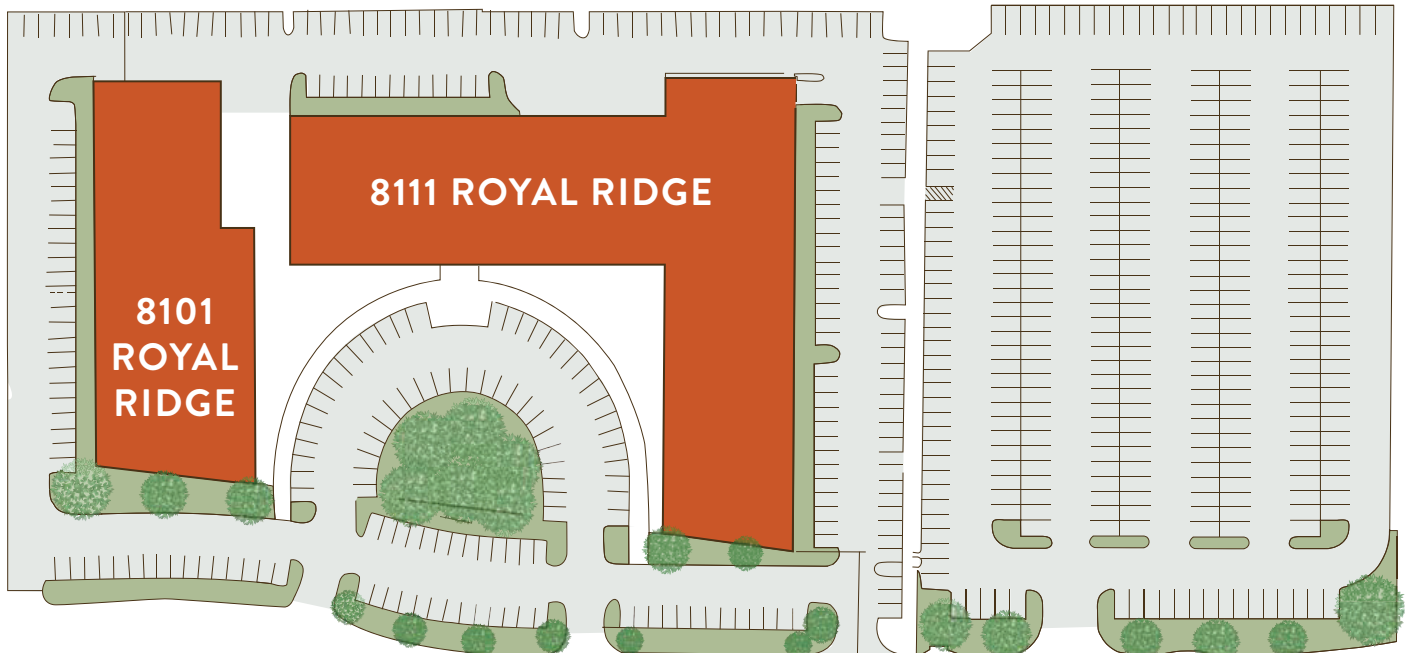
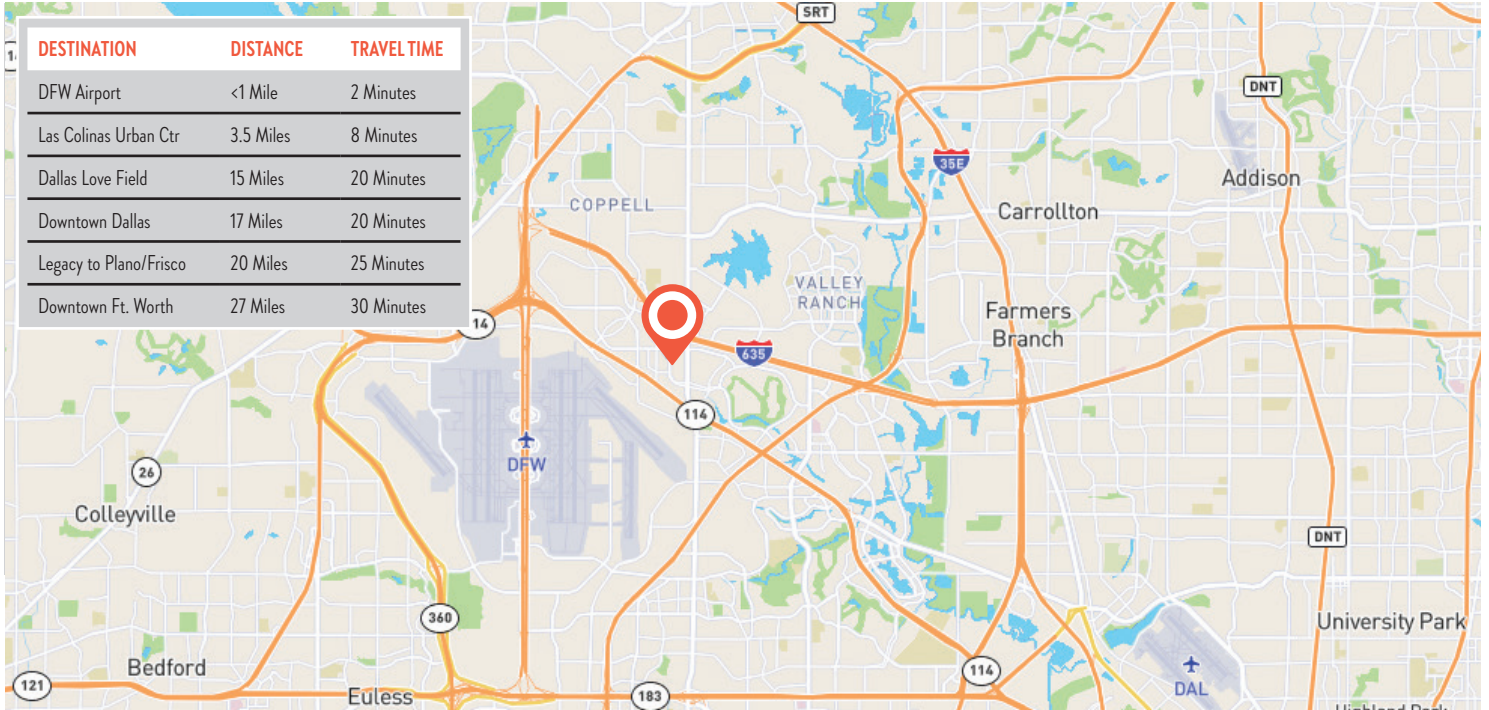


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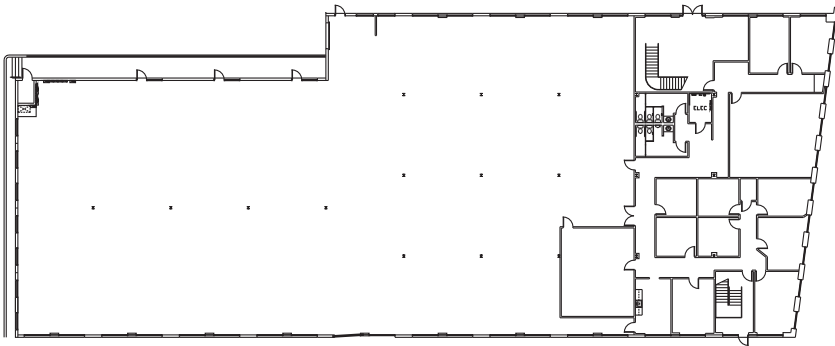


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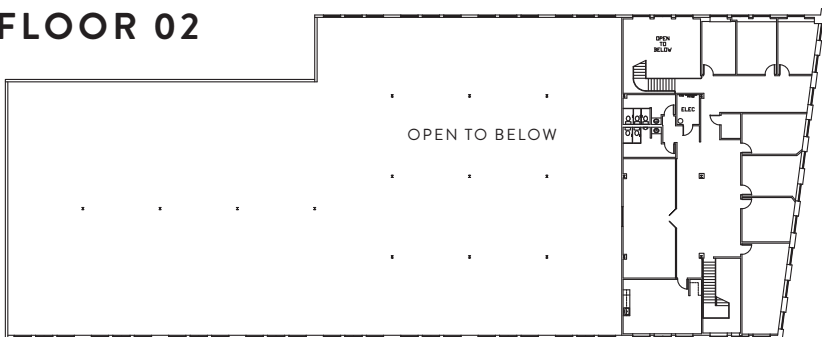
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## FLOOR 01



## FLOOR 02



## 8101 ROYAL RIDGE

- Building: 27,483 SF
- 2-Story/mezzanine office: 9,688 SF
- Flex/warehouse: 17,795 SF
- 22' Clear height
- 5:1,000 Surface parking
- 100% HVAC
- 1 Dock high door
- 3P Heavy power
- Fully sprinklered
- 16 Large offices, 2 break rooms and 2 conference rooms

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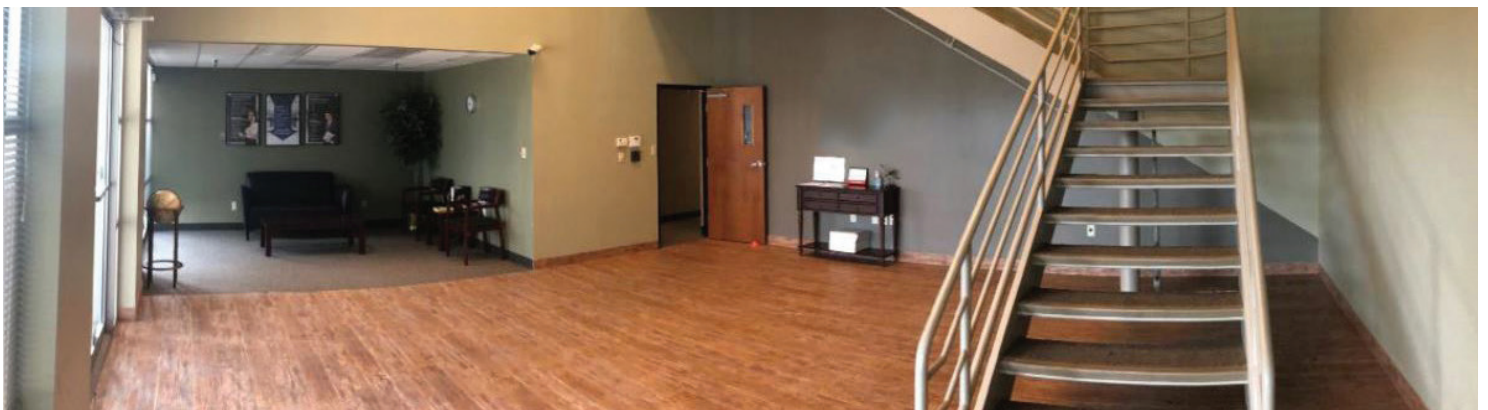
## 8101 ROYAL RIDGE - WAREHOUSE



## CONFERENCE ROOM



## LOBBY/STAIRWELL



[YOUNGERPARTNERS.COM/8101-ROYAL-RIDGE-PKY](http://YOUNGERPARTNERS.COM/8101-ROYAL-RIDGE-PKY)

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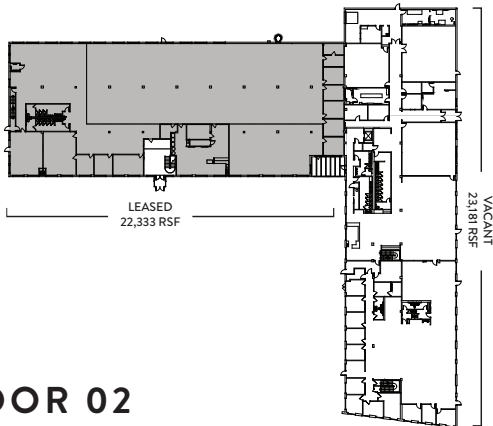


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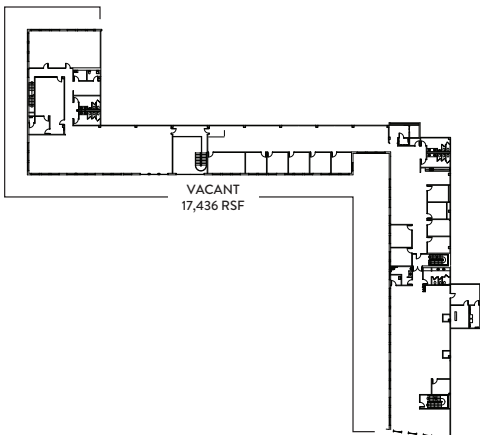
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## FLOOR 01



## FLOOR 02



## 8111 ROYAL RIDGE PKWY

- Divisible
- 2 Stories
- 8:1,000 Parking
- Two (2) backup generators to run the entire facility
- Two (2) loading dock doors available
- Adaptable for 6,000 RSF HVAC warehouse
- Renovated interior with new energy efficient LED ceiling lights, fresh paint and carpet throughout
- Multiple restrooms throughout

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## 8111 ROYAL RIDGE - EXTERIOR



## OFFICES

