



Plazaone61

7301 N. STATE HIGHWAY 161  
IRVING, TX 75039

# Property Highlights

- Built in 1998
- 195,173 total RSF
- Building signage available
- 5:1000 square foot parking ratio, 25% covered parking
- **NEW** grab-n-go deli
- **NEW** conference center
- On-site building management and engineer
- After-hours cardkey access
- Easy access to state highway 161 (George Bush Turnpike), state highway 114 and LBJ Freeway
- Numerous Las Colinas area restaurants
- EPA Energy Star Award

## Rental Rate

\$26.00  
PSF + E

## Electrical

\$1.63  
PSF

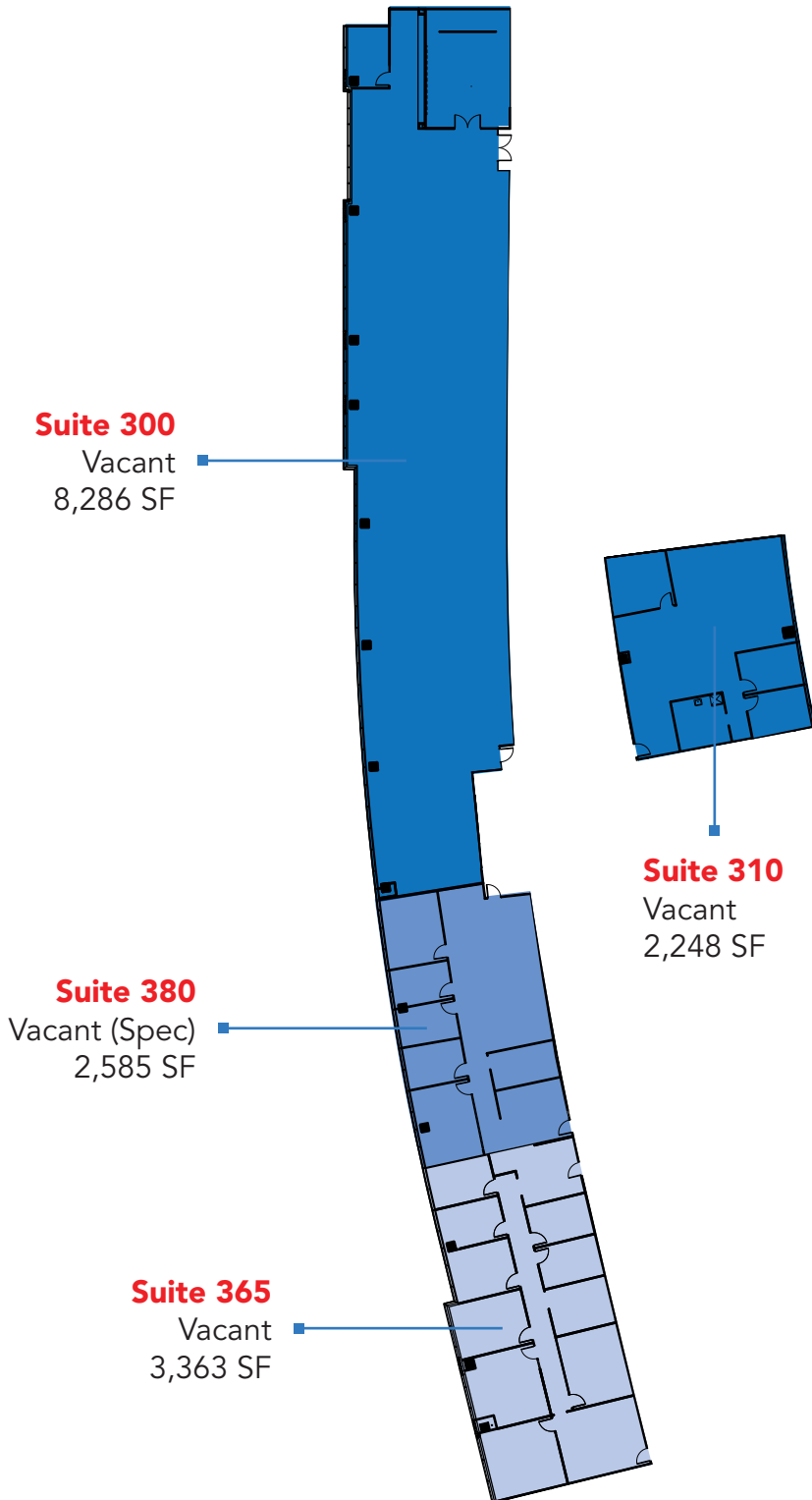
## OPEX

\$8.91  
PSF

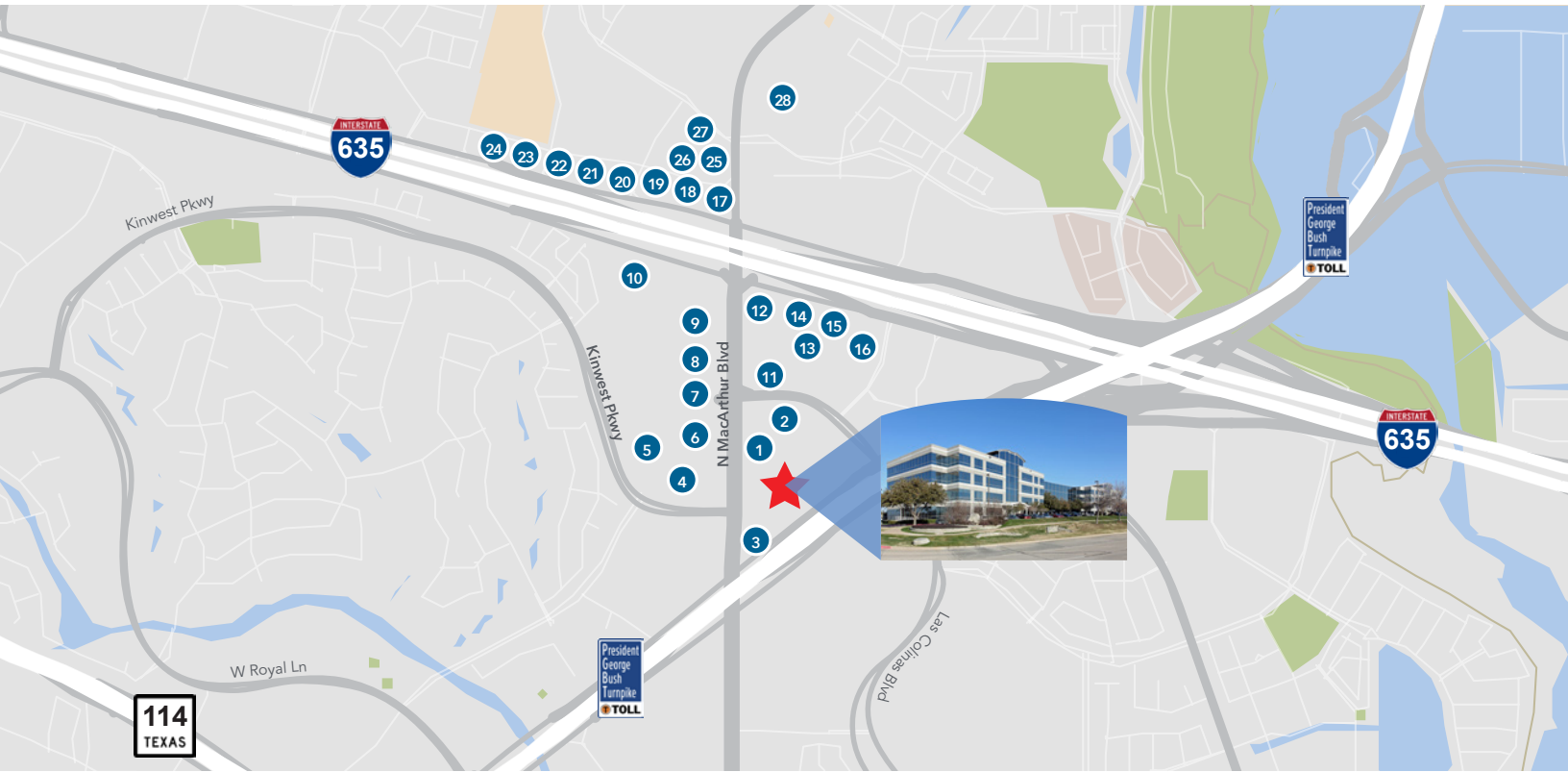




# BuildingFloorplans



# Location Highlights



1. Panera Bread
2. Pei Wei
3. Paradise Biryani Pointe
4. Corner Bakery Cafe
5. Masala Wok
6. Fireshoue Subs
7. i Fratelli
8. Jason's Deli
9. Chipotle Mexican Grill
10. Mattito's
11. Mi Cocina
12. Chick-fil-a
13. Cheddar's Scratch Kitchen
14. Saltgrass Steak House

15. Our Glass Restaurant & Sports Bar
16. Applebee's
17. Whataburger
18. IHOP
19. Steak n' Shake
20. Popeyes
21. Buffalo Wild Wings
22. On the Border
23. Razzo's
24. Twin Peaks
25. Raising Cane's Chicken Fingers
26. Starbucks
27. Outta the Oven
28. 7 Salsas

## Area Restaurants

# Leasing Information

## Ahnie Sheehy

Senior Associate

214 438 6376

ahniesheehy@am.jll.com

## Adam Hammack

Vice President

214 438 6543

adam.hammack@am.jll.com

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2017. Jones Lang LaSalle. All rights reserved.



*Achieve Ambitions*