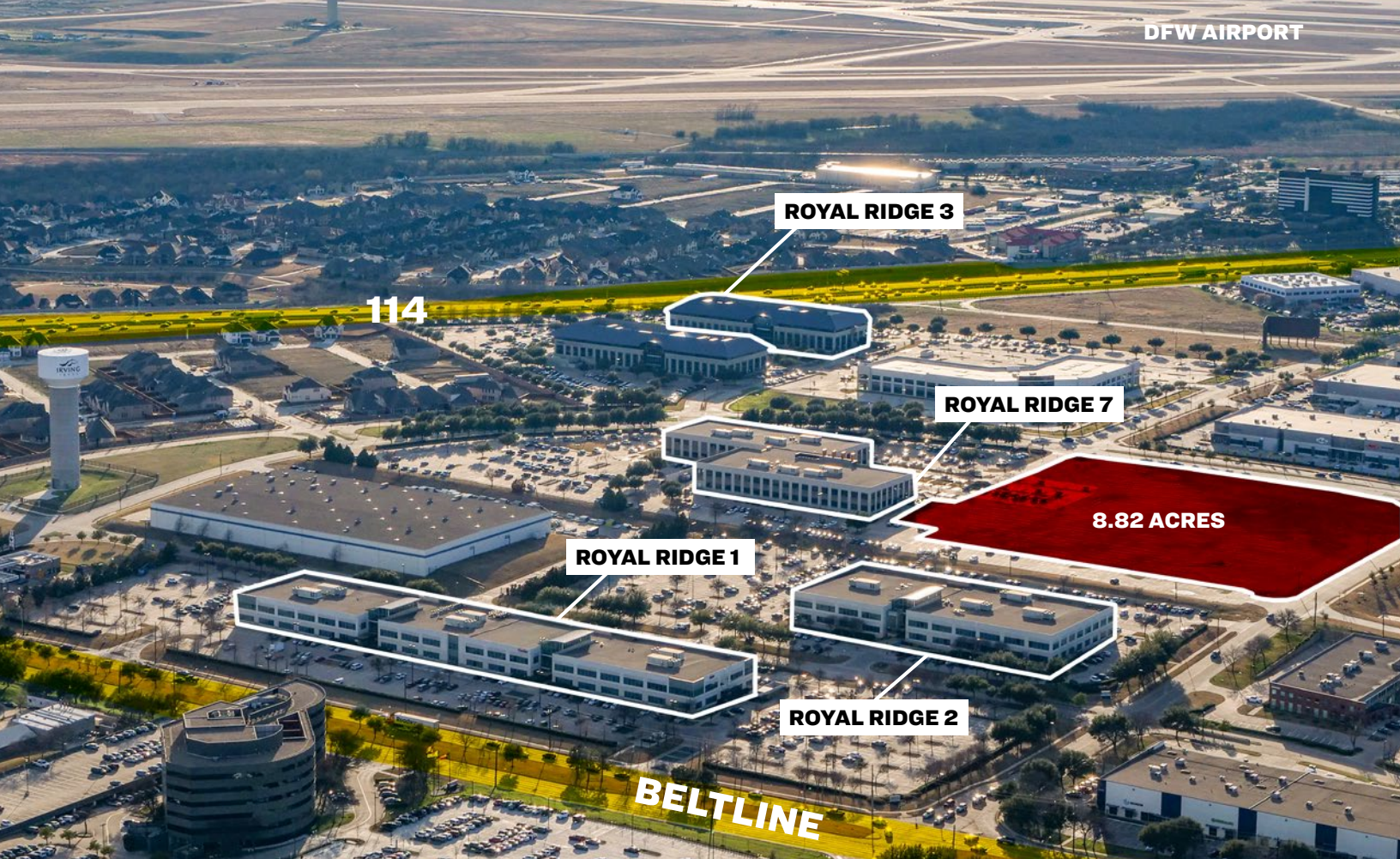




ROYAL RIDGE 1

- 144,943 RSF
- BUILDING SIGNAGE AVAILABLE
- 839 PARKING SPACES
- EXPANSION LAND AVAILABLE
- TWO - 1200 kW BACKUP GENERATORS WITH A 6,000 GALLON FUEL TANK



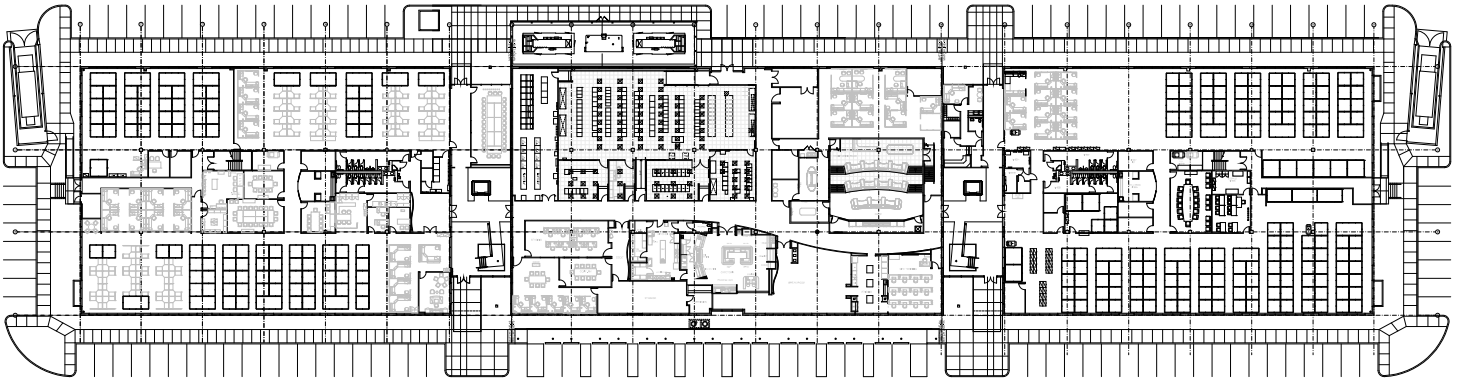
BUILDING INFORMATION

- 144,943 rsf; 2 Stories
- 839 Parking Spaces
- Top of Building Signage Available
- 38,000: Beltline Traffic Count /Per Day
- +/- 72,472 rsf Average Floor Plate Size
- Expansion Land Available
- Two - 1200 kW Backup Generators with a 6,000 Gallon Fuel Tank
- Card Key Access Security System
- Easy Access to 635 and 114

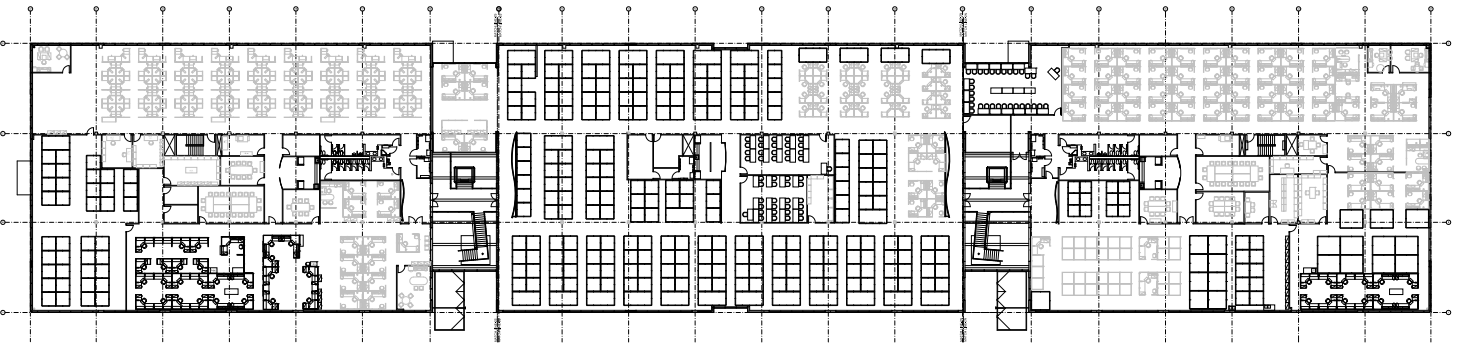
AMENITIES NEARBY

- Starbucks, Chipotle, Jimmy John's, Whataburger, McAllister's Deli, McDonald's, Local Diner, Cavali Pizza, Salsa's Mexican, Zushi Wok and Grill
- Approximately 20 Hotels in the Immediate Area Including The DFW Airport Marriott, Westin, and Sheraton
- Close Proximity to DFW Airport

FLOOR PLATES



 **FIRST FLOOR** | +/- 72,067 RSF



 **SECOND FLOOR** | +/- 72,876 RSF



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