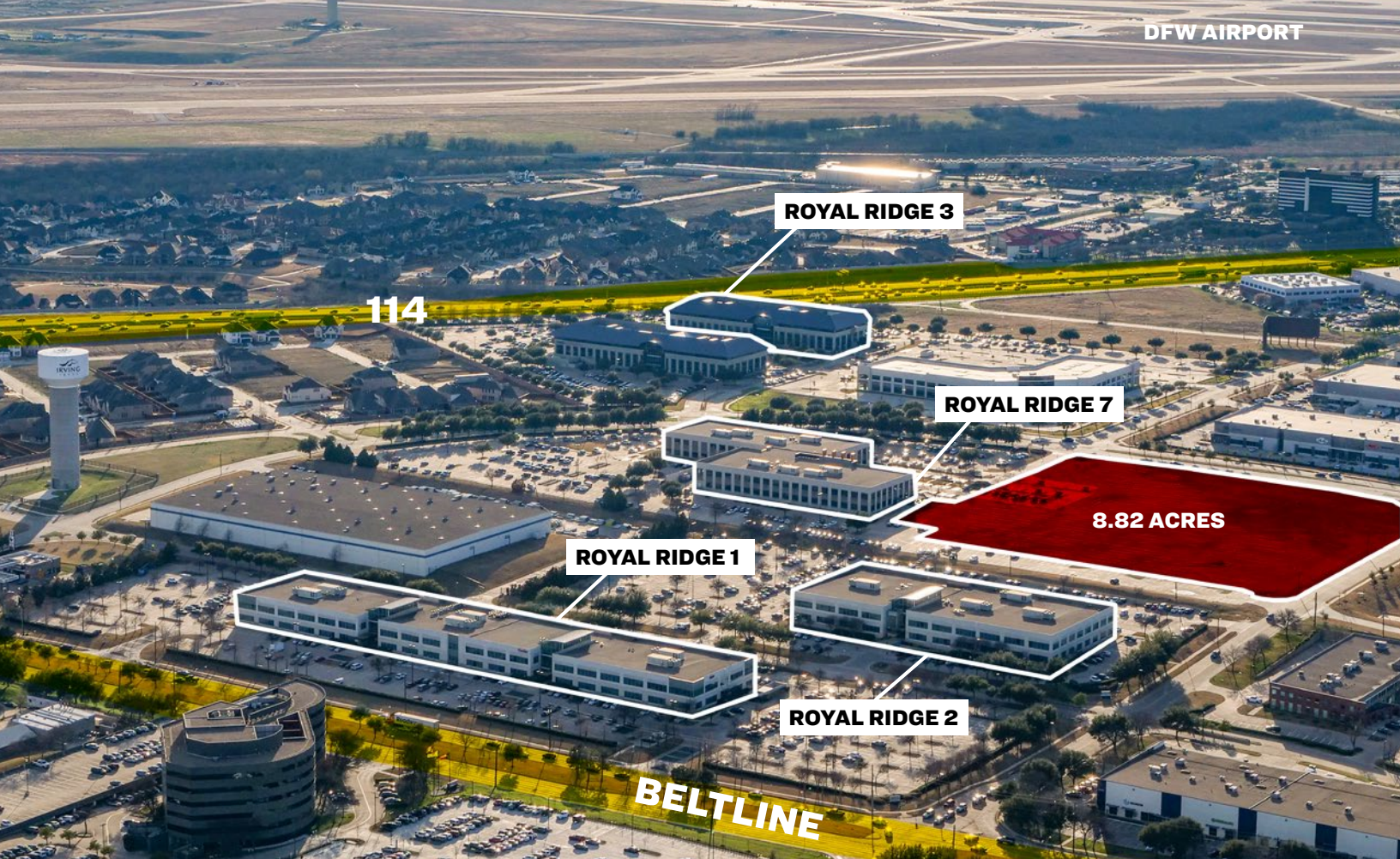




# ROYAL RIDGE 3

- 123,740 RSF
- BUILDING SIGNAGE AVAILABLE
- 6:1,000 PARKING
- AVAILABLE JANUARY 1, 2020





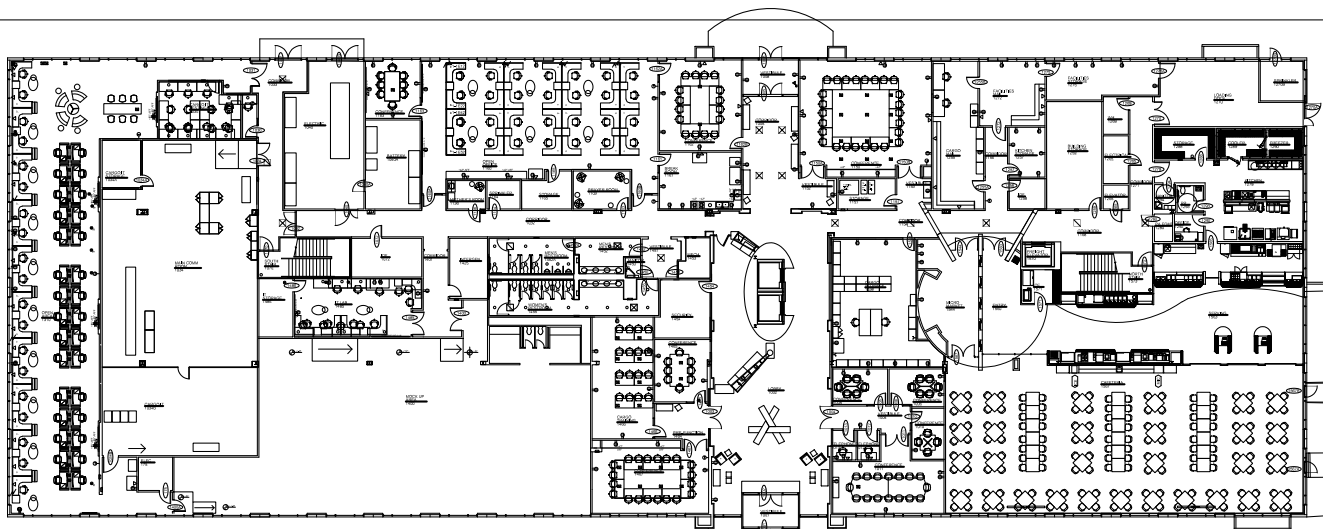
## BUILDING INFORMATION

- 123,740 rsf; 3 Stories
- 6:1,000 Parking, 754 Surface Spaces Available
- Top of Building Signage Available
- 122,000 Cars Drive By the Building Per Day
- 41,246 sf Average Floor Plate Size
- Cafeteria
- Loading Dock
- Card Key Access Security System
- Power: 3200 AMPS
- Fiber Providers: AT&T, Frontier, MCI and Level 3

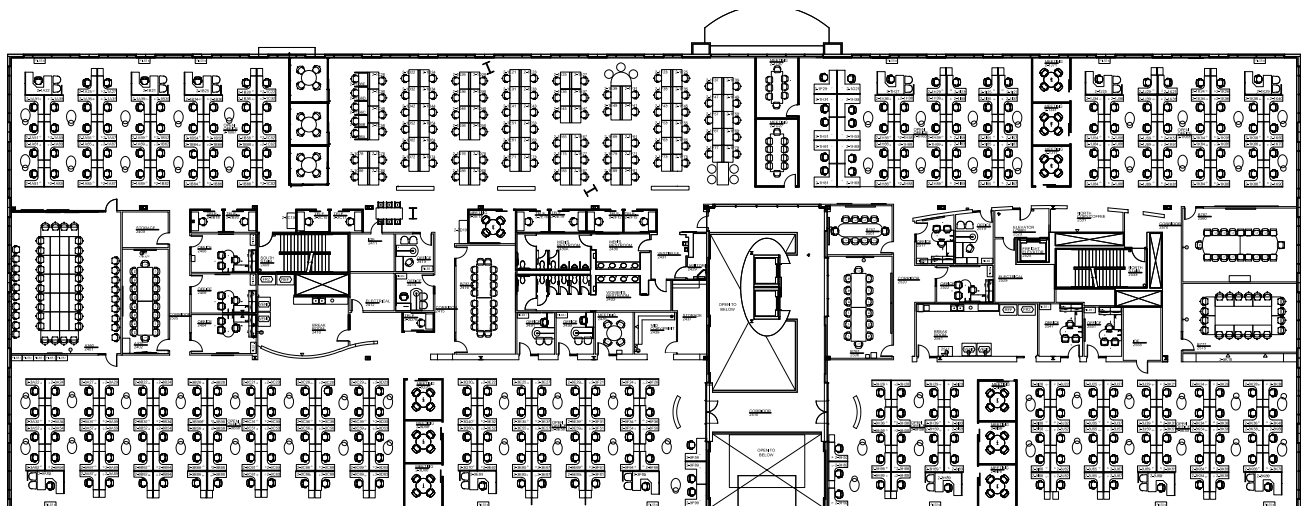
## AMENITIES NEARBY

- Starbucks, 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

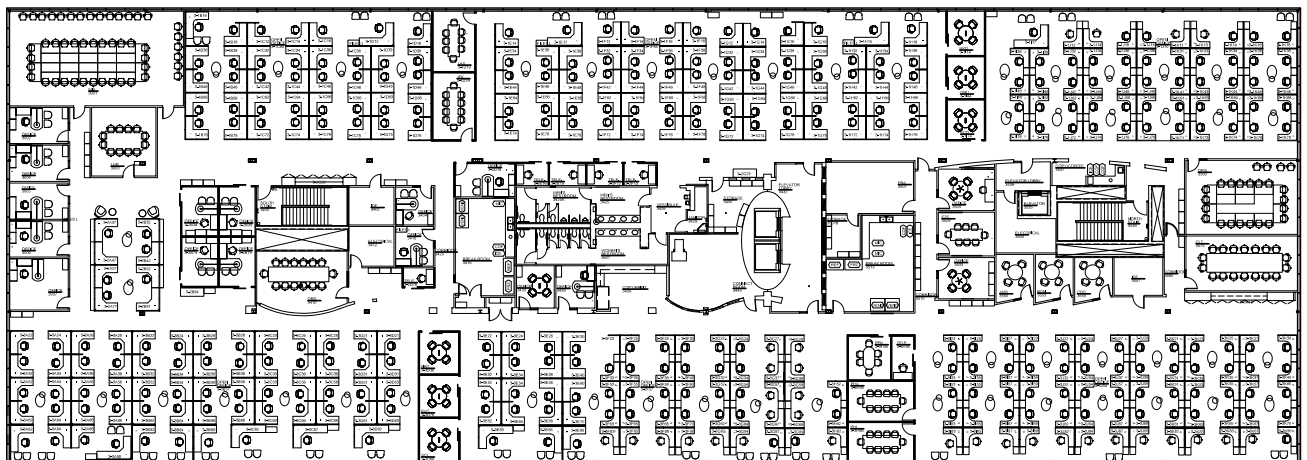
# FLOOR PLATES



FIRST FLOOR | 41,767 SF



SECOND FLOOR | 40,315 SF  
+/- 397 Total Seats



THIRD FLOOR | 41,658 SF  
+/- 367 Total Seats





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