



CENTURY PARK



3216 - 3308 ROYALTY ROW

CENTURYPARKIRVING.COM

OPPORTUNITY OF THE CENTURY

Where Industrial Functionality Meets Upscale Design

Welcome to Century Park! Ideally positioned between Downtown Dallas and Las Colinas, Century Park offers a one-of-a-kind project designed to meet the needs of a variety of businesses.

With exceptional accessibility, ample parking, and a flexible, modern design, this recently renovated industrial park combines functionality and style to suit your vision.

Perfect for retail, office, or industrial users, Century Park offers a thoughtfully designed environment that elevates your brand while seamlessly supporting your operational needs. Experience the perfect blend of functionality, modern features, creativity, and connectivity—Century Park is ready for you!



PROPERTY FEATURES

VERSATILE SPACES: Blend of industrial functionality with front and rear loading capabilities, high ceilings, and retail-style storefronts.

UNRIVALED LOCATION: Strategically positioned at the intersection of John Carpenter Freeway, 482 Spur and TX-114.

MODERN COMFORTS: 100% HVAC coverage for 24/7 comfort.

CONVENIENT PARKING: Generous surface parking to accommodate staff and customers.

UNMATCHED VISIBILITY: Exposure to over 144,000 vehicles daily, ensuring maximum brand visibility.



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PROPERTY HIGHLIGHTS

PROPERTY

4 Newly-Constructed Buildings

TOTAL SIZE

119,528 SF

AVAILABILITY

12,852 to 70,644 SF

CONDITION

Spec Suite & White Box Showroom

PARKING

6 / 1,000 (600+ spaces)

ACCESS

Direct Access to I-35 & Hwy 183

LOADING

Front Grade-Level Rear Dock-High

CLEAR HEIGHT

Up to 19'

VISIBILITY

Hwy Traffic Count: 144,000 VPD

FULLY-SPRINKLERED

Early Suppression Fast Response

HVAC

100% Available

FRONTAGE

1,400 Feet Hwy 183



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BUILDING C
3230 Royalty Row

BUILDING A
3308 Royalty Row

LEASED
Astoria Event Venue

LEASED
BruderX, Lone Star Golf Cars

BUILDING C

Spec Suite Built-Out | 25,704 SF | 14' Clear Height



SUITE A

12,852 SF
2 Grade-Level Doors
3 Dock Doors

SUITE B

12,852 SF
1 Grade-Level Doors
3 Dock Doors

BUILDING A

Shell Condition | 44,940 SF | 19' Clear Height



SUITE A

22,470 SF
1 Grade-Level Doors
5 Dock Doors

SUITE B

22,470 SF
1 Grade-Level Doors
5 Dock Doors

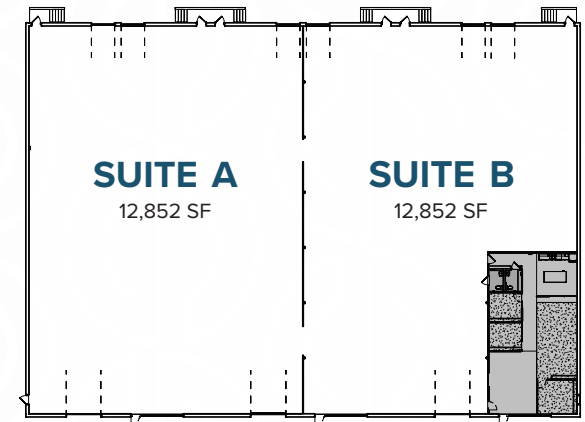


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MOVE-IN READY SPEC SUITE

Building C | 12-25K SF Available



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MEET YOUR NEIGHBORS

Astoria Event Venue is a large, flexible event venue that can comfortably host sit-down events with 700+ guests with its 18-foot ceilings and 23,000+ square feet of space.

BruderX is the ultimate destination for Australian-made luxury off-road expedition trailers that are built to the highest standard with comfort, style and safety in mind.

Lone Star Golf Cars is a premier golf car dealer that has become the go-to destination for golf enthusiasts and property owners alike.



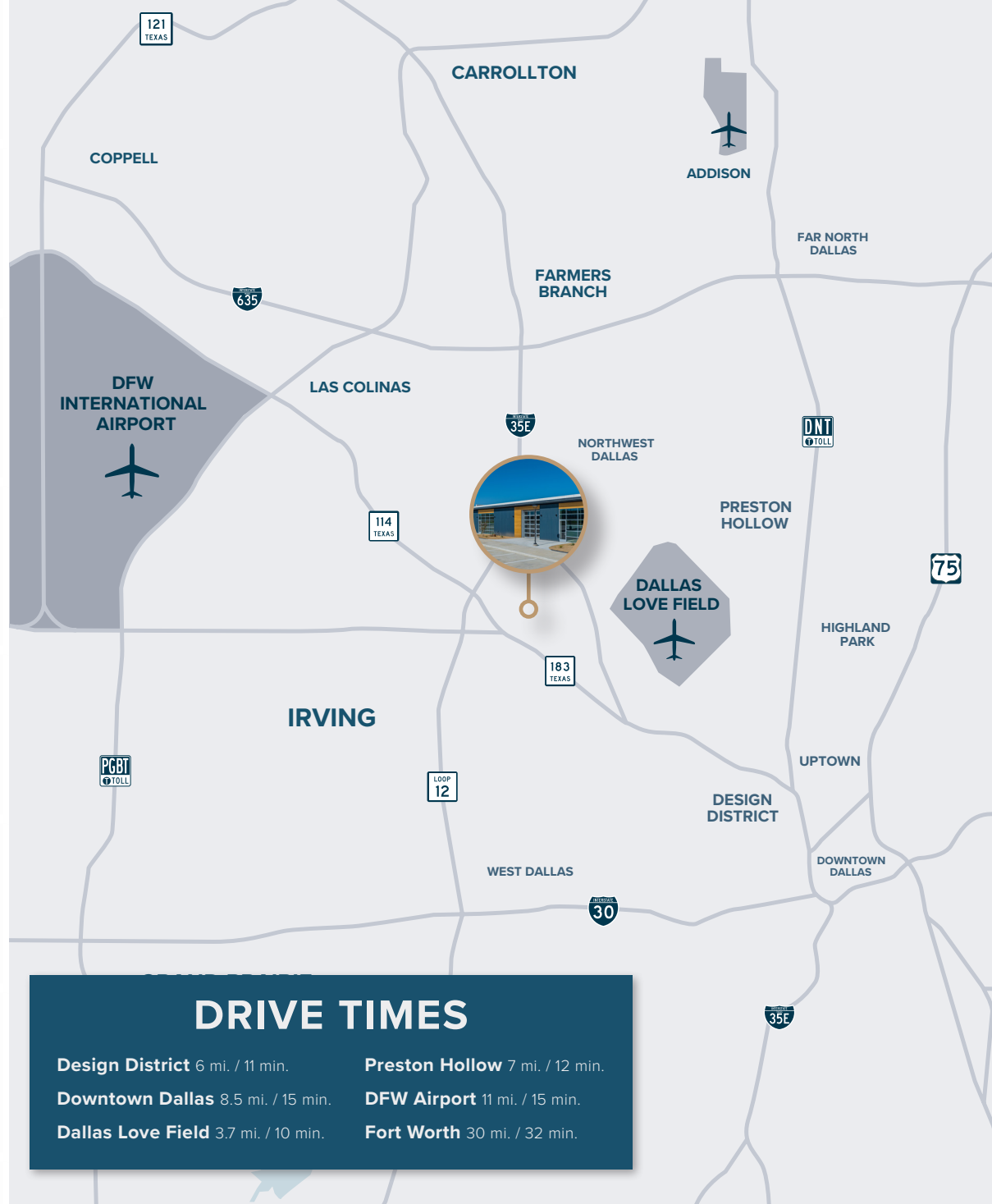
BruderX 3300 Royalty Row



Lone Star Golf Cars 3300 Royalty Row



Astoria Event Venue 3216 Royalty Row



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LEASING INFORMATION

Contact Thirty-Four Commercial for leasing information.



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