

FOR LEASE

**3216-3308 ROYALTY ROW
IRVING, TEXAS**



44,940 SF Available — Century Park Building A

partners

Hanes Chatham, Jr., SIOR
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2515 McKinney Ave, Suite 950
Dallas, TX 75201
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PARTNERSREALESTATE.COM

Property Summary



PROPERTY HIGHLIGHTS

- 44,940 SF Available — Divisible to 22,470 SF
- 19' Clear Height
- 2 Grade-Level Doors, 10 Dock-High Doors
- 6/1,000 SF Parking Ratio
- Fully Sprinklered
- Direct Access to I-35E and Hwy 183
- Excellent Frontage and Visibility
- Highway Traffic Count: 144,000 VPD

SUITE A

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

SUITE B

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

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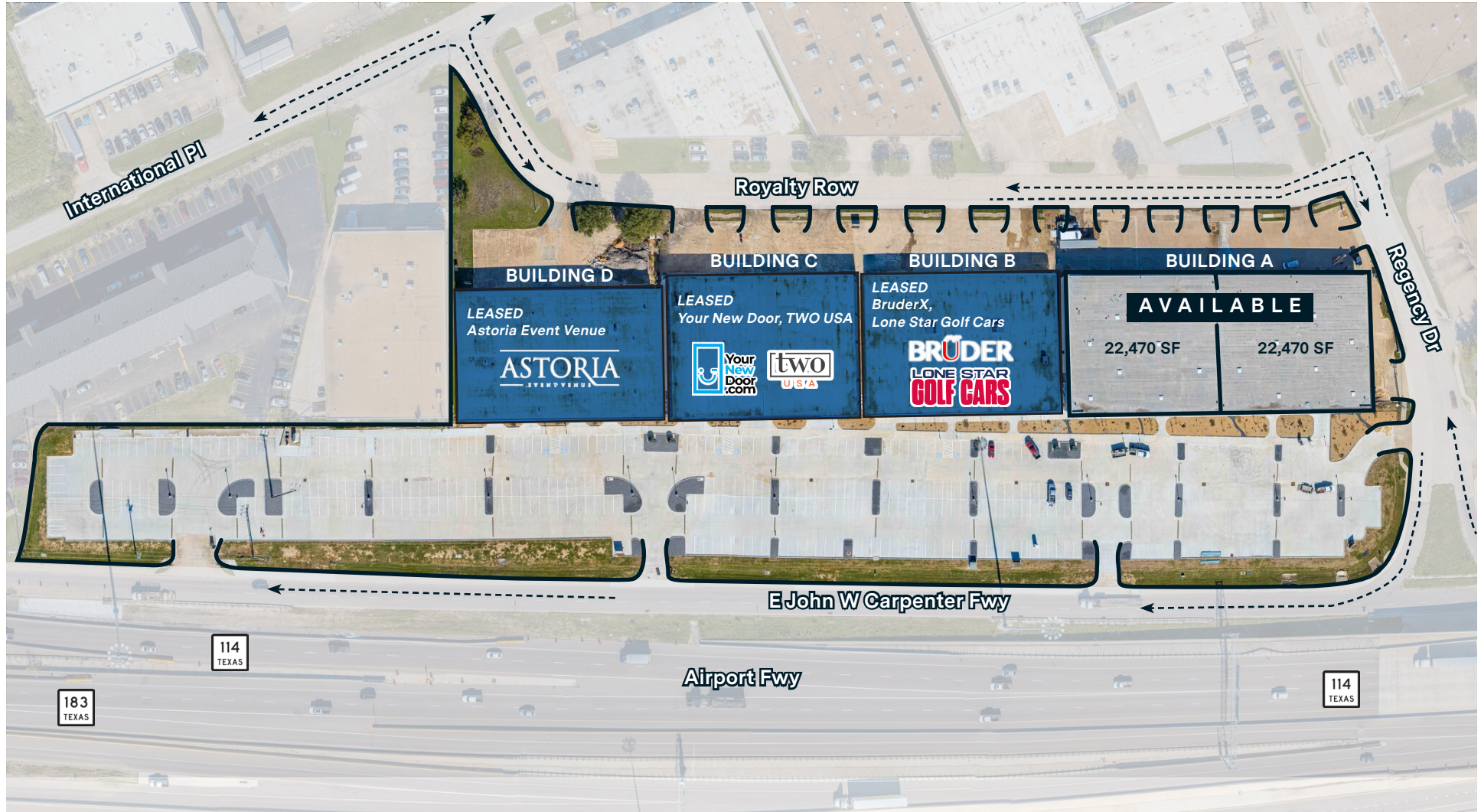
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Aerial

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Floor Plan

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44,940 SF

Divisible to 22,470 SF



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Property Photos

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Meet Your Neighbors

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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.

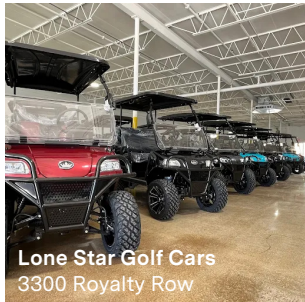
Lone Star Golf Cars is a premier golf car dealer that has become the go-to destination for golf enthusiasts and property owners alike.

Your New Door repairs and replaces doors for a secure, beautiful, and functional home entrance

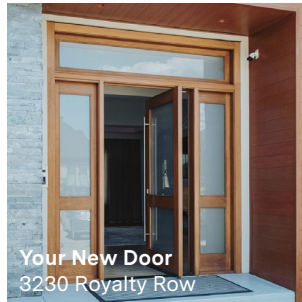
TWO USA is an international manufacturer of a range of beautiful and innovative interior and exterior shutters and shades.



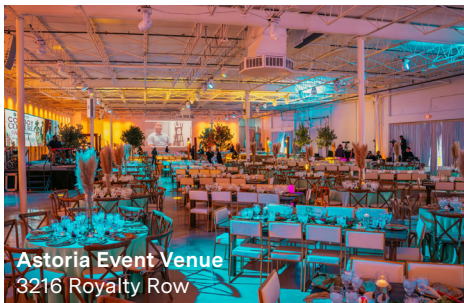
BruderX
3300 Royalty Row



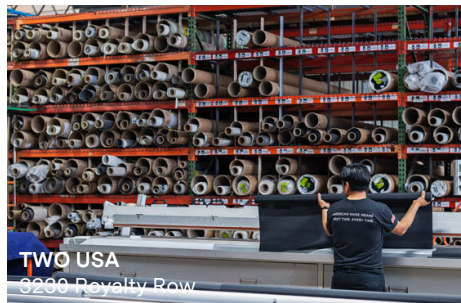
Lone Star Golf Cars
3300 Royalty Row



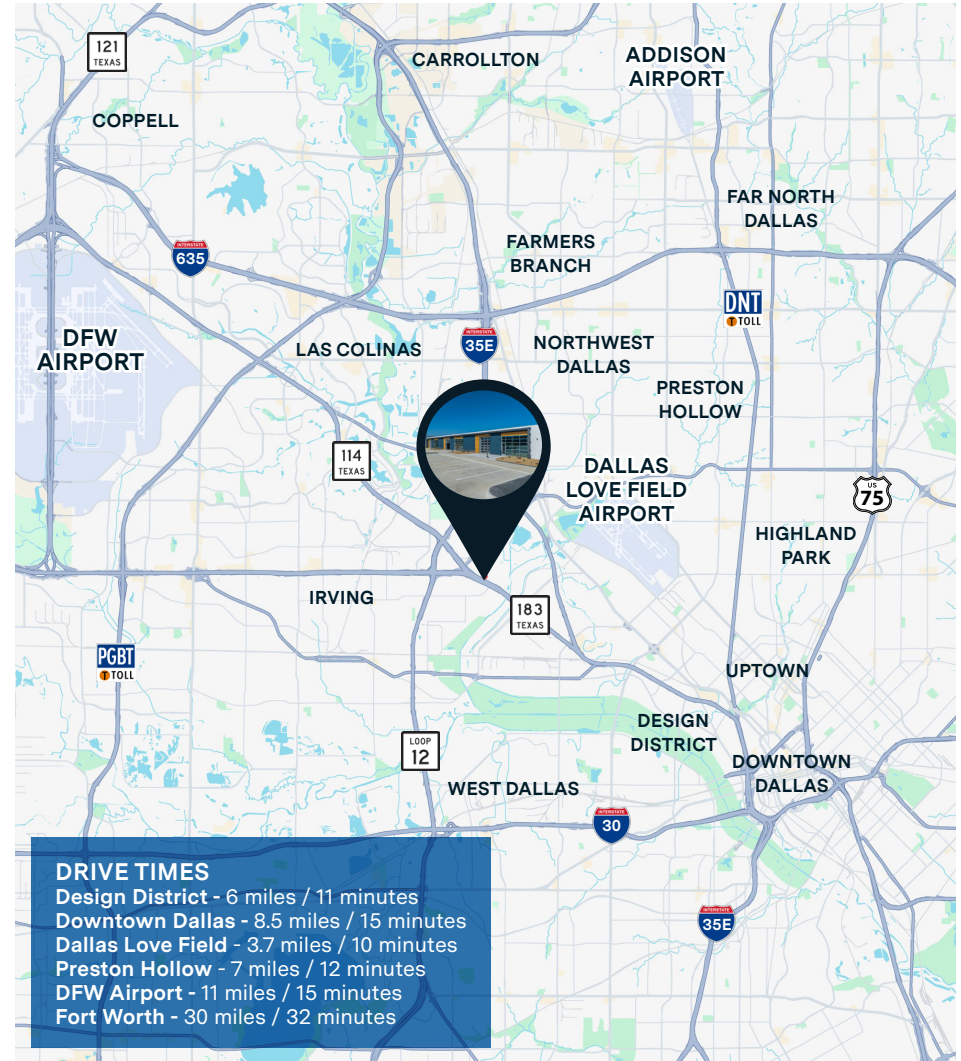
Your New Door
3230 Royalty Row



Astoria Event Venue
3216 Royalty Row



TWO USA
3200 Royalty Row



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Information About Brokerage Services



2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Dallas-Fort Worth, LLC	9013094	licensing@partnersrealestate.com	713-620-0500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Jax Whittington	766340	jax.whittington@partnersrealestate.com	832 701 7005
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date