

For Sublease

4,801 SF Available

1801 Royal Lane, Suite 700

Dallas, TX 75234

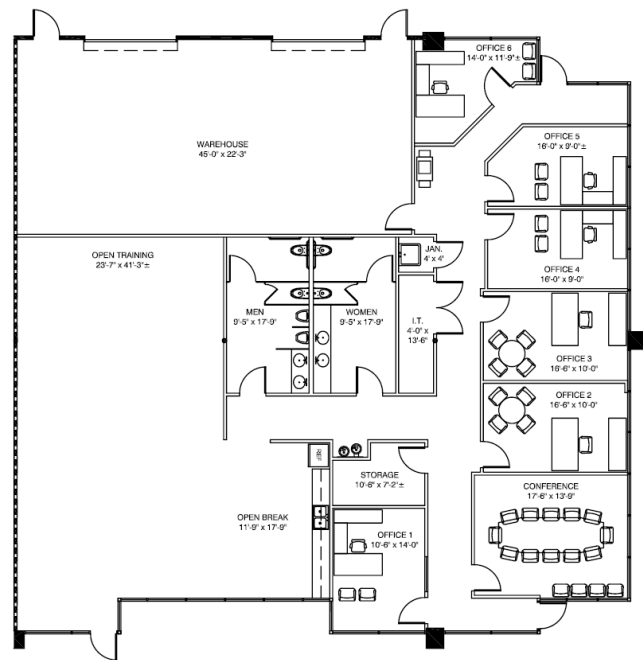


Property Specifications

- Available immediately
- 4,801 sf available
- 3,500 sf office
- 1,301 sf warehouse
- 100% HVAC
- 14' Clear Height
- Two (2) grade level doors
- Sublease through September 30, 2025

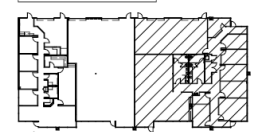
Location Strengths

- Easy access to I-635 and I-35
- Love Field Airport - 9.9 miles
- DFW Airport - 10.5 miles

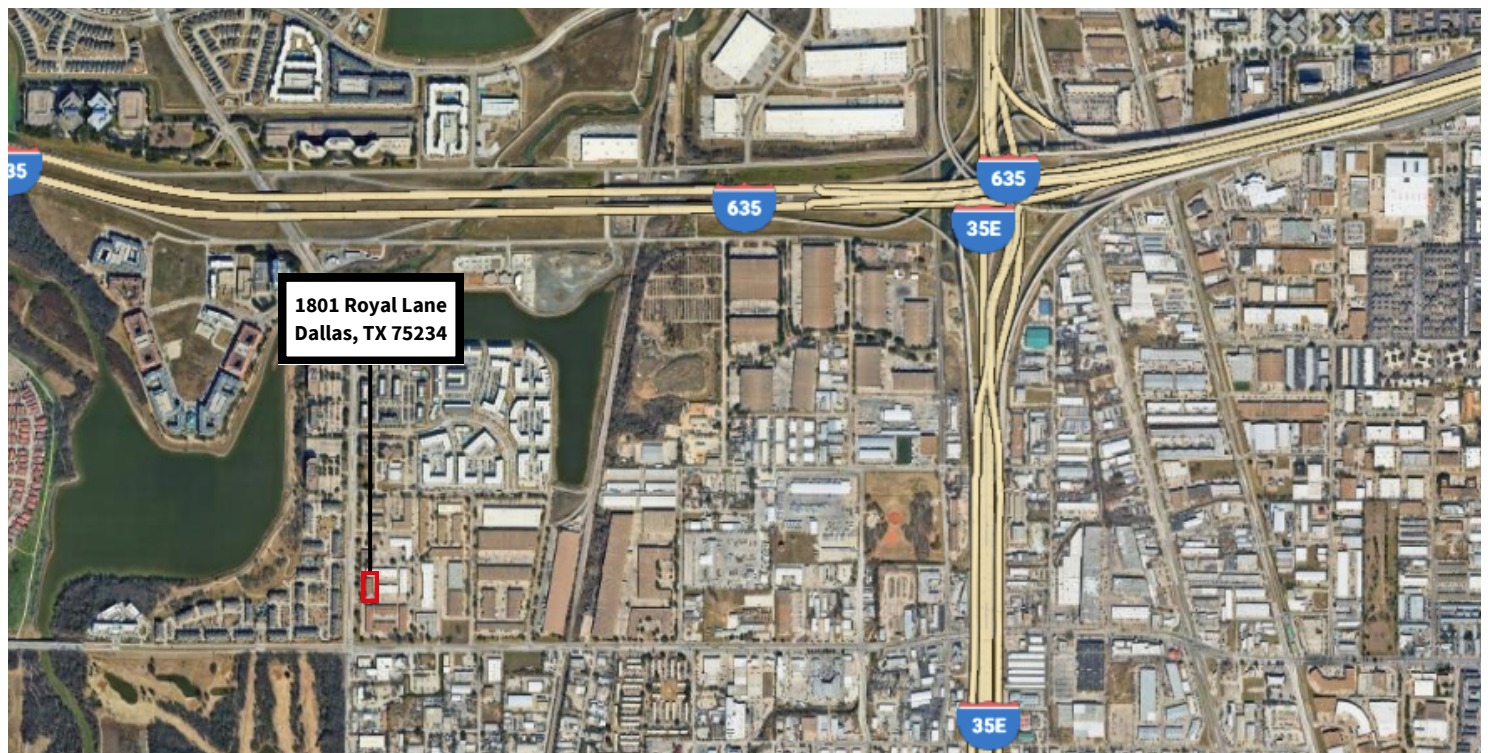


*PLAN PENDING CITY REVIEW/APPROVAL

— EXISTING WALL
— NEW WALL



BUILDING 7 - KEY PLAN



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