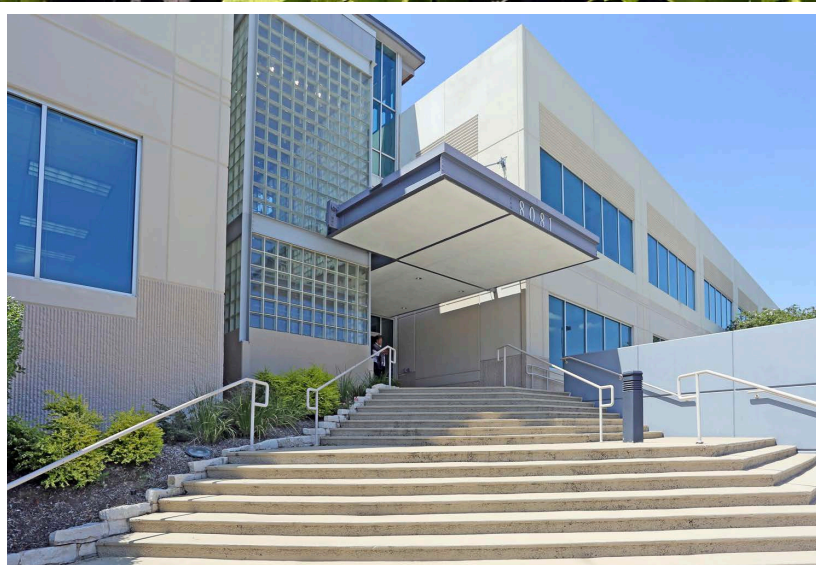
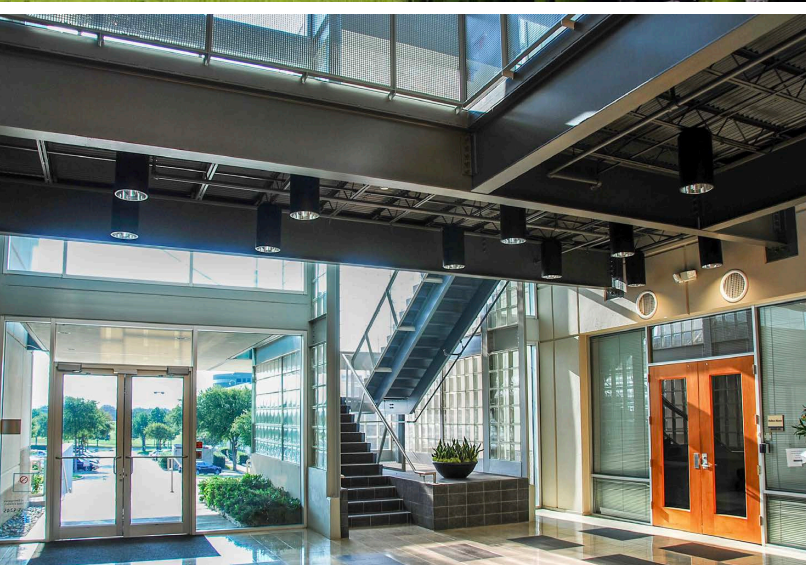


# SUBLEASE SPACE AVAILABLE

**ROYAL RIDGE 2**  
**8081 Royal Ridge Parkway**  
**Irving, Texas 75063**

**61,806 RSF**



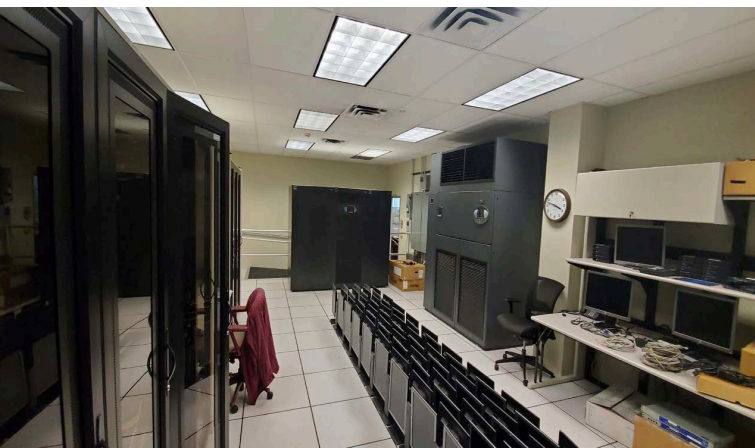
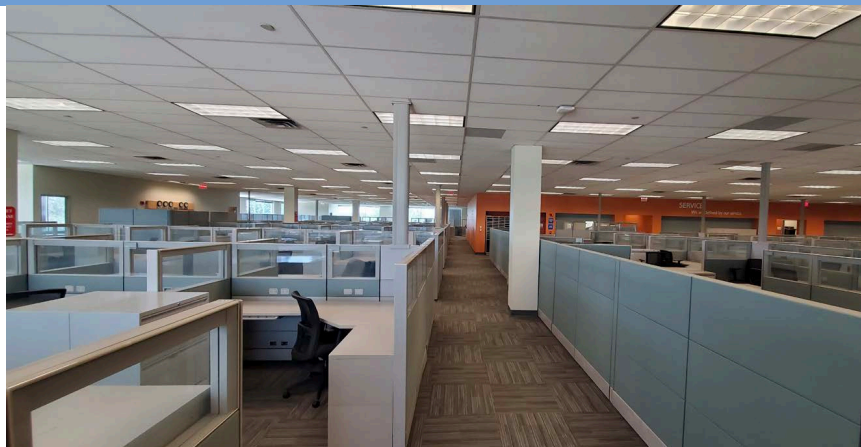
**LINCOLN**  
**PROPERTY**  
**COMPANY**

FOR MORE INFORMATION, CONTACT:

Campbell Henry  
[chenry@lpc.com](mailto:chenry@lpc.com)  
214.740.4468



61,806 RSF



## SUBLEASE HIGHLIGHTS

- Expiration: January 31, 2023
- Sublease Availability: 61,806 SF
- Adjacent to DFW International Airport
- Rate \$21.00 + ELEC
- Parking Ratio: 5.69 (589 spaces)
- Class A Finishout

## SITE HIGHLIGHTS

- Building: Built in 1990 | 2 Story Building
- Class A Office Buildings
- Building: 103,521 SF / 7.48 AC
- Two adjacent development sites encompassing 18.4 acres
- Royal Ridge Business Park is 94% occupied to nationally recognized tenants (Verizon, Capital One, and American Honda Finance)
- Proximity to major highways (John Carpenter Freeway, George Bush Turnpike, LBJ Freeway, and I-35)



# SUBLEASE SPACE AVAILABLE



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