

# AIRPORT

CORPORATE CENTER



4201 NORTH STATE HIGHWAY 161 | IRVING, TEXAS 75038





## PROPERTY HIGHLIGHTS

- Strong ownership and management with proven track record
- New building exterior, lobby, common areas and amenities
- Top of building signage available facing PGBT (Highway-161)
- Parking ratio - 5 per 1,000 (carport spaces available)
- Building size - 108K RSF (2 floors)
- Large efficient floor plates - 54K RSF
- 10-foot drop ceiling heights
- Data providers - AT&T & Frontier





NEW  
REFRESH

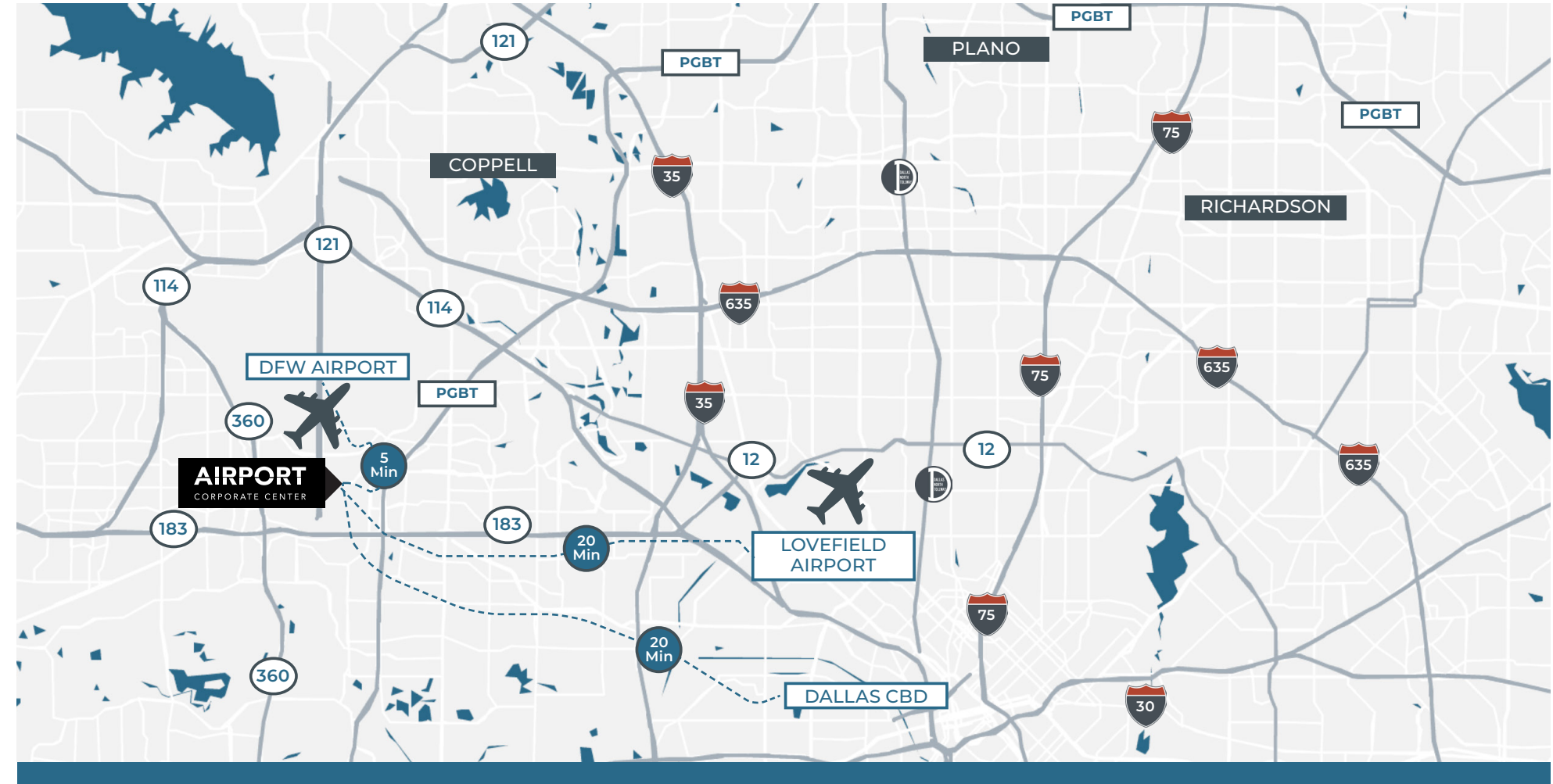


ONSITE  
AMENITIES

- Modernized common areas
- Tenant lounge in lobby
- Electric car charging station
- On-demand car wash
- Grab & go food service
- Outdoor patio seating
- Covered parking available
- Foodsby delivery service







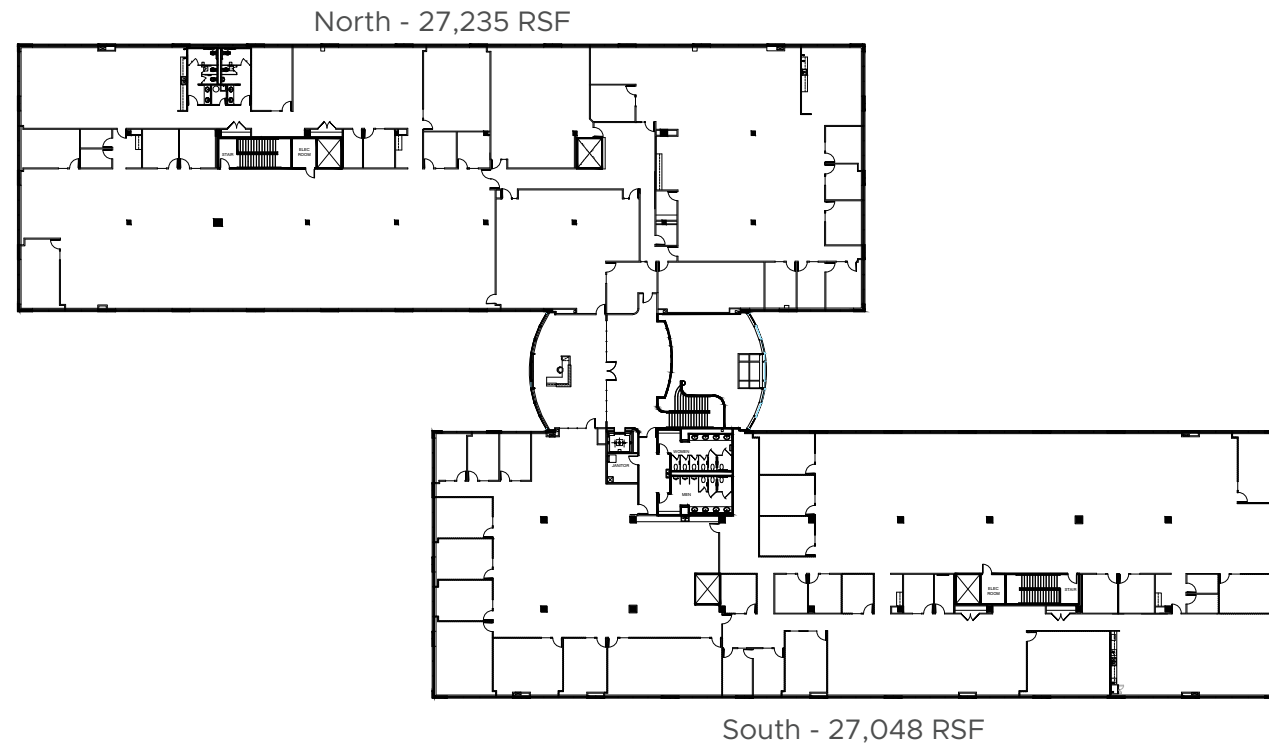
- Adjacent to DFW International Airport
- Adjacent to DART North Star Station
- 0.2 miles to DART Rail Belt Line Station
- Direct access to PGBT (SH-161)
- Close proximity to SH-183 & SH-14
- 20 minutes to Dallas Love Field Airport
- 10 minutes to Toyota Music Factory
- 12 minutes to Four Seasons Las Colinas
- 12 minutes to Las Colinas Country Club



# FULL FLOOR OPPORTUNITY

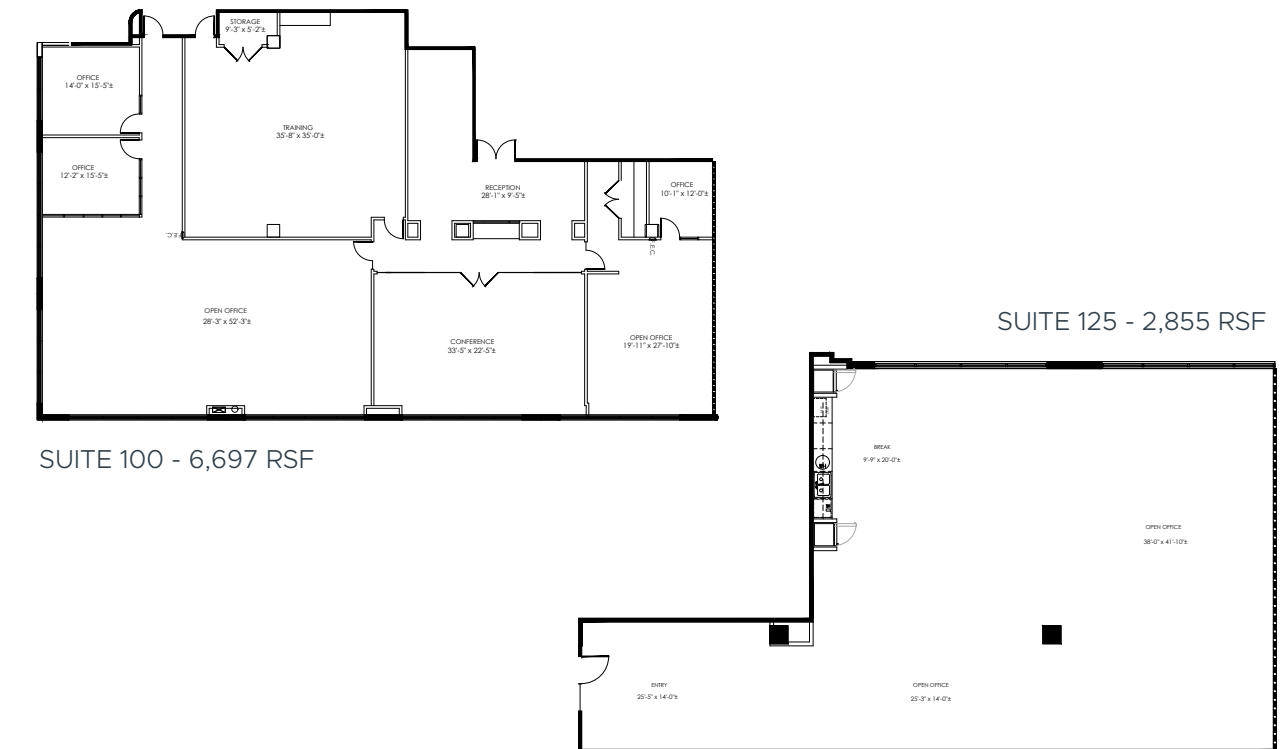
## 2ND FLOOR

54,283 RSF



# FIRST FLOOR SUITES

## 1ST FLOOR





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### For Leasing Information:

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