

# AIRPORT

CORPORATE CENTER

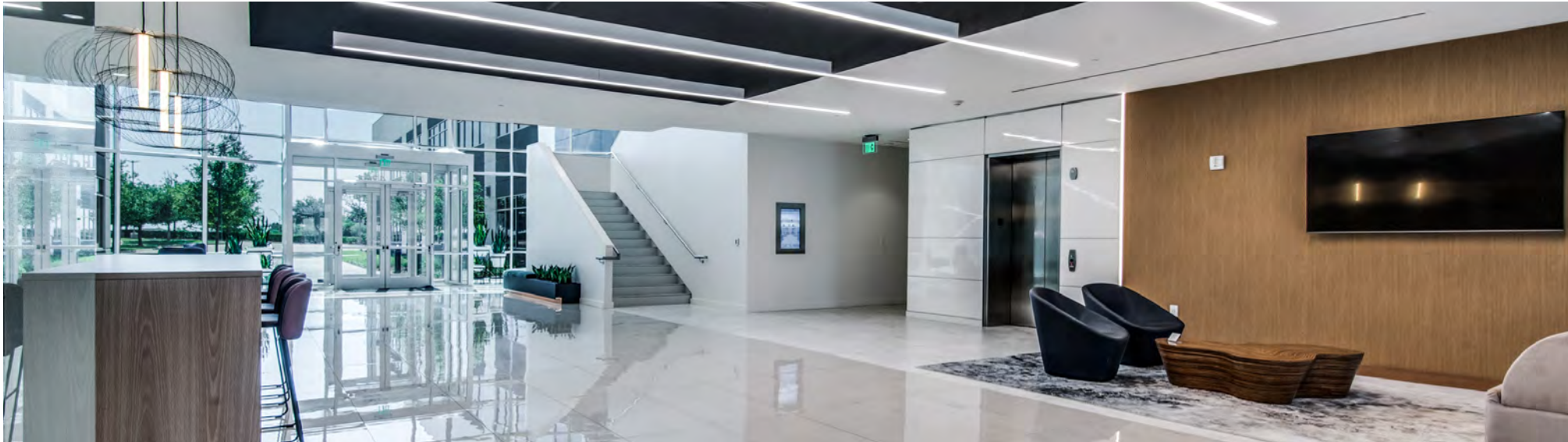


4201 NORTH STATE HIGHWAY 161 | IRVING, TEXAS 75038



## PROPERTY HIGHLIGHTS

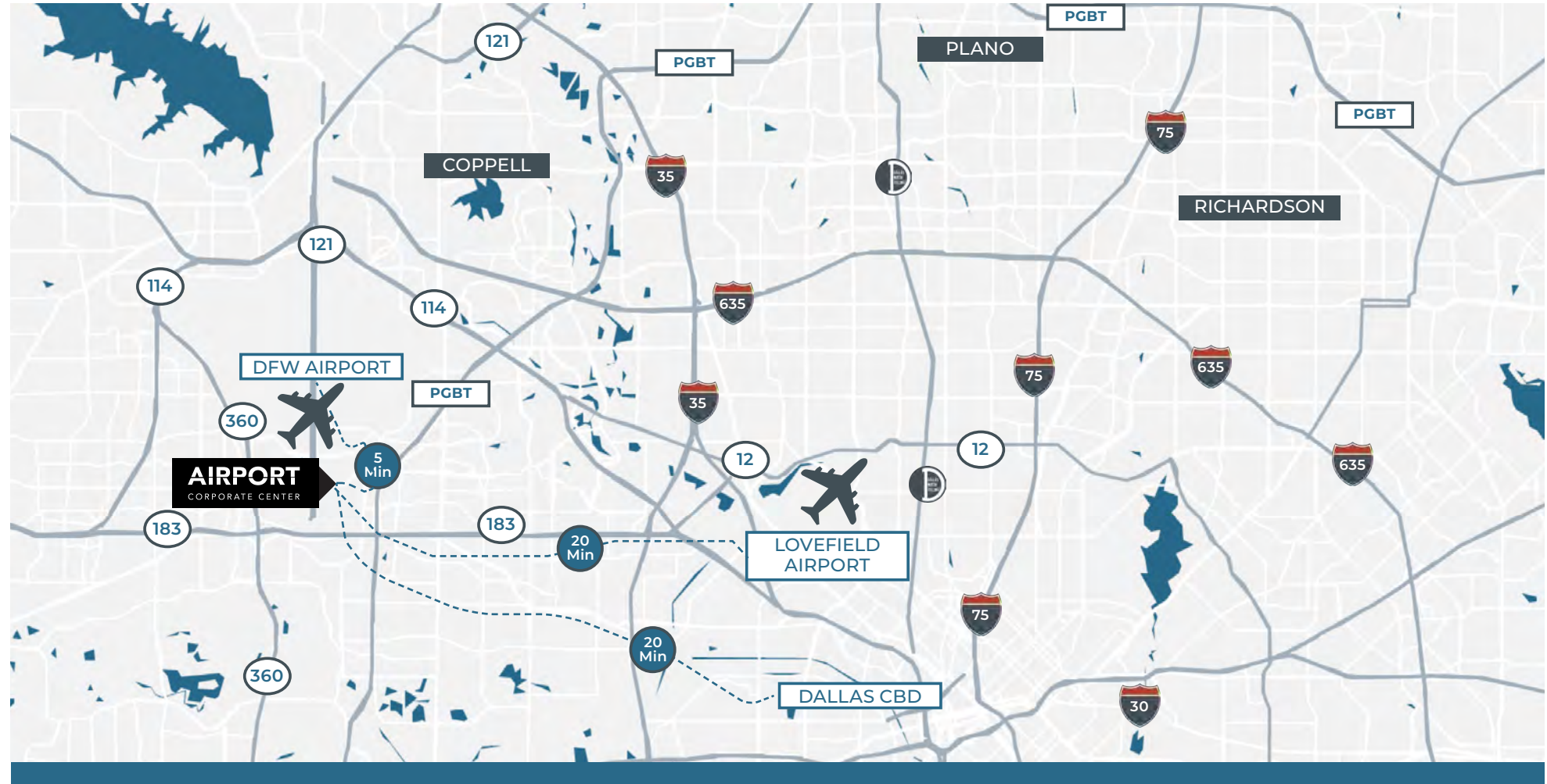
- Strong ownership and management with proven track record
- New building exterior, lobby, common areas and amenities
- Top of building signage available facing PGBT (Highway-161)
- Parking ratio - 5 per 1,000 (carport spaces available)
- Building size - 108K RSF (2 floors)
- Large efficient floor plates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



## ONSITE AMENITIES

<ul style="list-style-type: none"> <li>Modernized Common Areas</li> <li>Tenant Lounge In Lobby</li> <li>Electric Car Charging Station</li> <li>On-Demand Car Wash</li> </ul>	<ul style="list-style-type: none"> <li>Grab &amp; Go Food Service</li> <li>Outdoor Patio Seating</li> <li>Covered Parking Available</li> <li>Foodsby Delivery Service</li> </ul>
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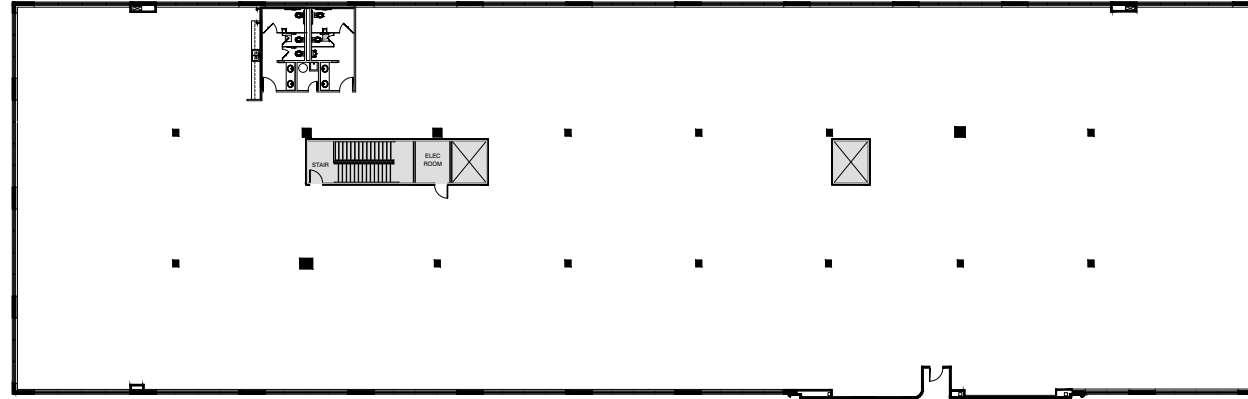




- Adjacent to DFW International Airport
- Adjacent to DART North Star Station
- 0.2 miles to DART Rail Belt Line Station
- Direct access to PGBT (SH-161)
- Close proximity to SH-183 & SH-14
- 20 minutes to Dallas Love Field Airport
- 10 minutes to Toyota Music Factory
- 12 minutes to Four Seasons Las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

SUITE 250

27,235 RSF



BLANK CANVAS  
FOR YOUR VISION



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For Leasing Information:

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