

4961 North O'Connor Rd.

IRVING, TEXAS · LAS COLINAS SUBMARKET

An 8,314 SF institutional asset — available for owner-user lease, with the flexibility to remain educational or be reimaged as medical, office, or specialty use.

AVAILABLE

OWNER-USER

BUILDING

8,314 SF

SITE

1.16 Acres

IRVING · TX

Las Colinas



A RARE OWNER-USER ASSET IN LAS COLINAS

An institutional building, ready to be *reimagined.*

A vacant 8,314 SF two-story building on 1.16 acres—purpose-built for institutional use, positioned in the heart of Las Colinas, and available for immediate occupancy.

FOR LEASE

\$20.00 / SF

Triple Net · CAM \$8.00 / SF

AVAILABLE 8,314 SF

CONFIGURATION SINGLE TENANT

AT A GLANCE

YEAR BUILT

1987

CLASS

B Retail / Inst.

ZONING

CO — Dallas

STORIES

2

PARKING

2.17 / 1,000

SUBMARKET

Las Colinas



THE ASSET

Adaptable. *Established.*

A two-story freestanding building with secure perimeter fencing, dedicated outdoor area, and on-site surface parking.

BUILDING

RENTABLE AREA	8,314 SF
STORIES	2
TYPICAL FLOOR	4,157 SF
CONSTRUCTION	Wood Frame
YEAR BUILT	1987

SITE & ACCESS

LOT SIZE	1.16 AC · 50,355 SF
PARKING	18 Surface · 2.17/1k
FRONTAGE	O'Connor Ridge Blvd
ZONING	CO — Dallas

01

Immediate Occupancy

Vacant and ready — a true owner-user opportunity with no displacement risk or hold period.

02

Healthcare Adjacency

Steps from Medical City Las Colinas and Baylor Scott & White — primed for medical or outpatient conversion.

03

Dual Airport Access

Equidistant to DFW International and Dallas Love Field — both within a 10–16 minute drive.

04

Flexible Footprint

Classroom layout adaptable for educational, medical, professional, or specialty institutional use.

VISION CONCEPTS · ADAPTIVE REUSE

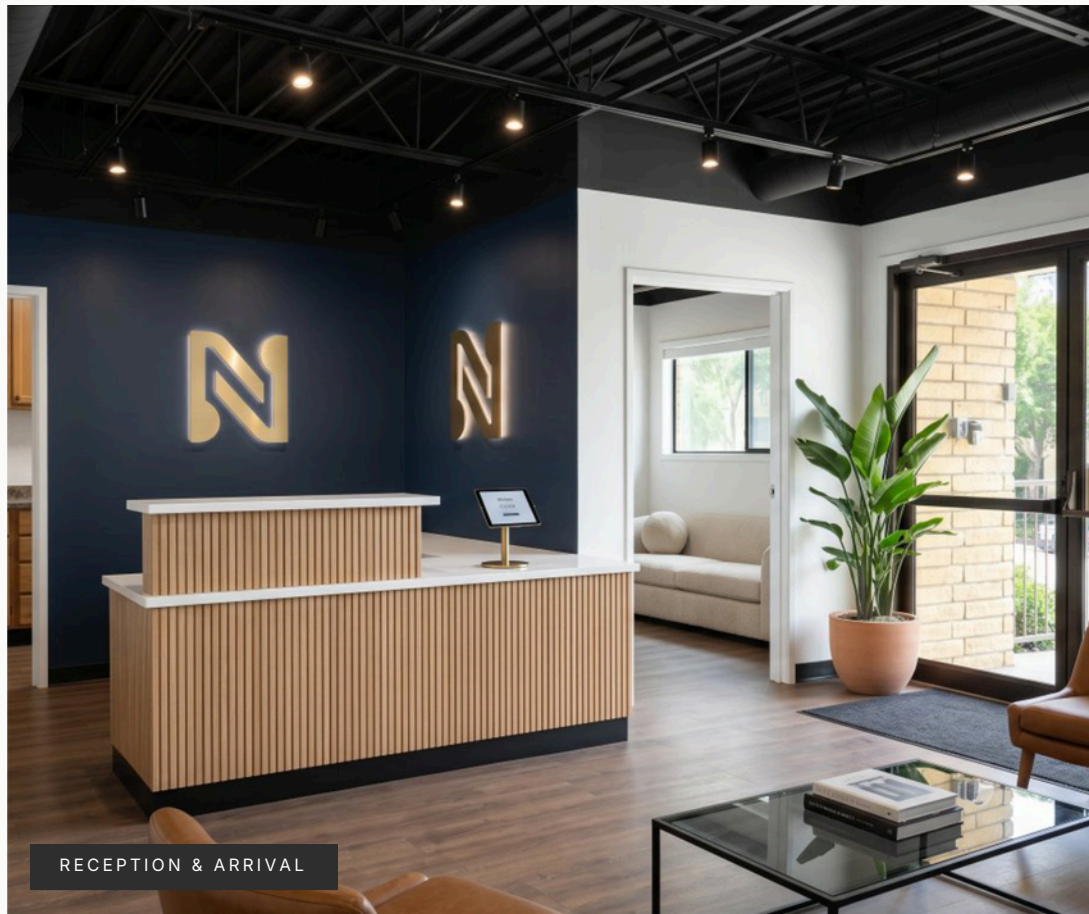
Reimagine *the space.*

*Two illustrative directions for the building's next chapter — a polished creative office or a contemporary medical practice. The bones are here.
The vision is yours.*

CONCEPT 01 · CREATIVE OFFICE

A workplace with *presence.*

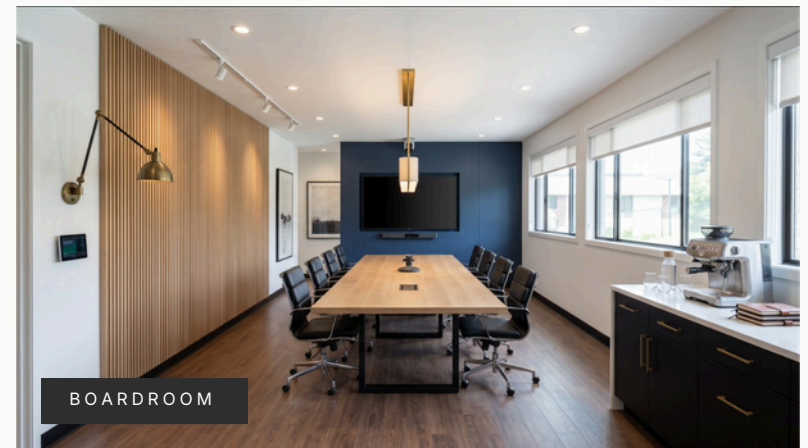
*A grounded, modern headquarters for a growing firm —
exposed structure, warm wood, abundant natural light,
and rooms scaled for collaboration as well as quiet work.*



RECEPTION & ARRIVAL



OPEN WORKSPACE



BOARDROOM

i.
OPEN FLOOR PLATE

Existing classroom layout opens cleanly into team areas, phone rooms, and a central cafe.

ii.
BRANDABLE IDENTITY

Two-story freestanding presence with prominent signage along O'Connor - a true HQ-quality address.

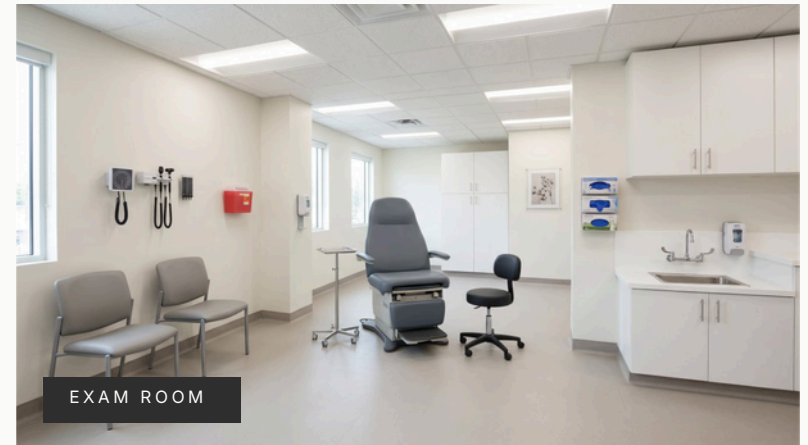
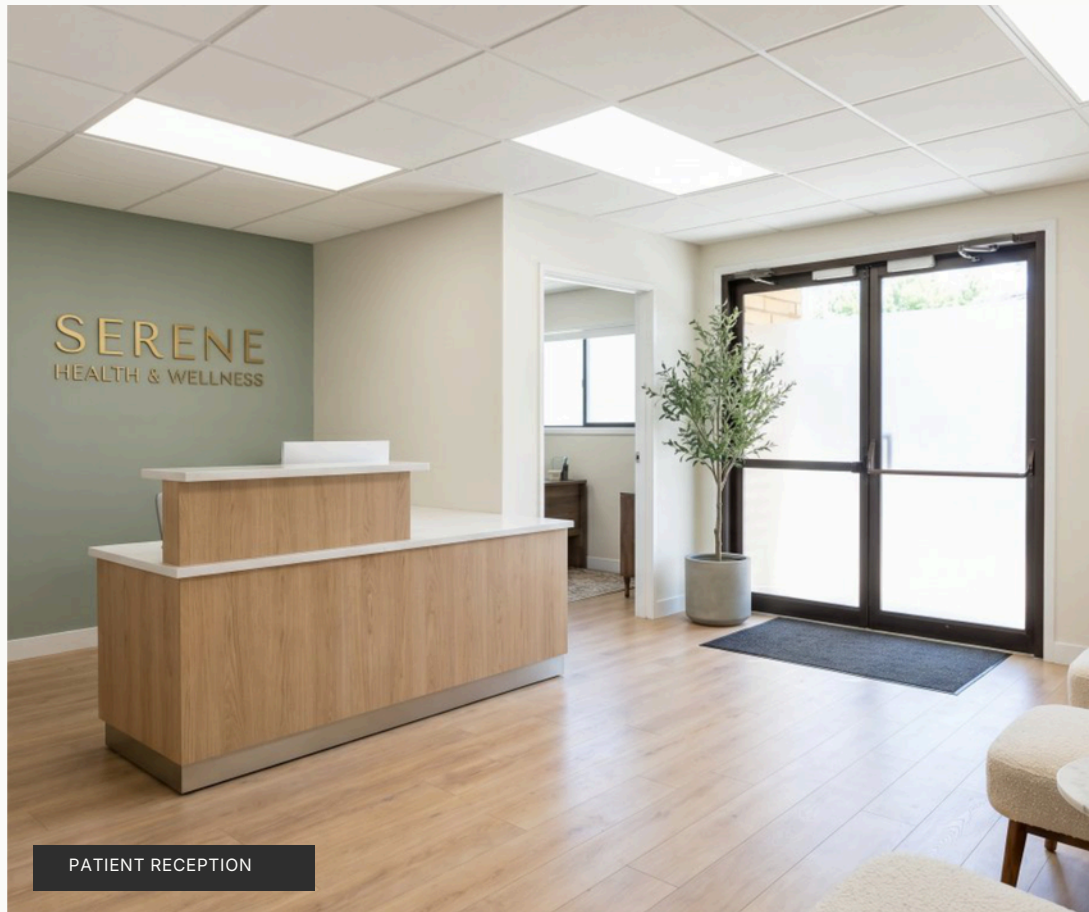
iii.
OUTDOOR ADJACENCY

The secured outdoor area converts naturally to a private patio, lounge, or event terrace.

CONCEPT 02 · MEDICAL / WELLNESS

A practice built for *care.*

Within the medical corridor of Medical City Las Colinas and Baylor Scott & White, the building's compartmentalized rooms convert efficiently to exam suites, treatment bays, and provider offices.



i.
BUILT FOR CONVERSION
Classroom dimensions match exam-room footprints — minimizing demo cost and accelerating buildout.

ii.
REFERRAL ECOSYSTEM
Proximity to two major hospital systems supports physician referrals and patient capture.

iii.
PATIENT ACCESS
Surface parking, ground-floor entry, and direct freeway access ease the patient experience.

IN THE HEART OF LAS COLINAS

Connected. Central.

Positioned within Irving's master-planned Las Colinas district — Texas's premier corporate address — with frictionless access to the Metroplex's two largest airports and three major freeways.

DRIVE TIMES FROM SITE

- 01 DFW International Airport
 MAJOR INTERNATIONAL HUB 16 min
- 02 Dallas Love Field
 DOMESTIC & CORPORATE 16 min
- 03 Medical City Las Colinas
 ACUTE CARE · 100+ BEDS 5 min
- 04 Baylor Scott & White Medical
 LAS COLINAS CAMPUS 7 min
- 05 Downtown Dallas
 VIA SH-114 / I-35E 20 min
- 06 Toyota Music Factory
 ENTERTAINMENT DISTRICT 8 min

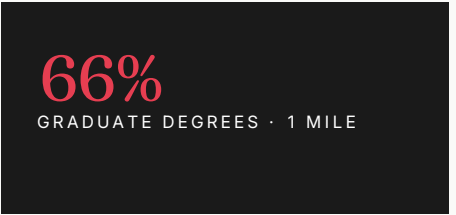
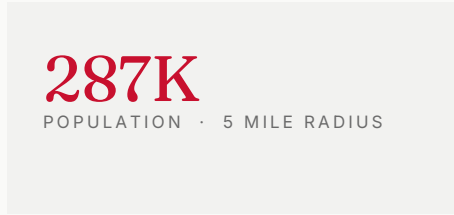
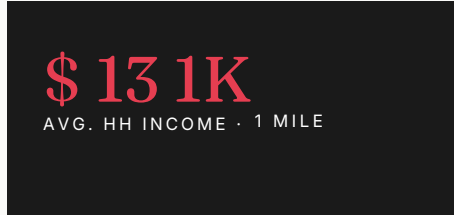


IRVING, TEXAS · LAS COLINAS

A Fortune 500 address.

Irving is home to more than 15 Fortune 500 headquarters — including Exxon Mobil, Kimberly-Clark, and Fluor— and serves as the corporate spine of the DFW Metroplex. The Las Colinas submarket combines that employment base with a master-planned mix of urban density, walkable retail, and recreation along Lake Carolyn.

For owner-users, that translates into a deep, educated, and consistently growing patient and customer pool within a five-minute drive of the site.



DEMOGRAPHIC SNAPSHOT · 2025

Source · Marcus & Millichap Research

	1 MILE	3 MILES	5 MILES
Population	15,463	115,518	287,329
Households	9,428	47,629	111,660
Median HH Income	\$ 105,730	\$ 85,039	\$ 80,903
Average HH Income	\$ 131,248	\$ 103,344	\$ 97,929
Median Home Value	\$ 453,531	\$ 312,626	\$ 317,763
Daytime Population	54,524	195,752	512,751

MAJOR AREA EMPLOYERS

Michaels (HQ)	50,600	Associates Corp NA	18,000
Mongolian Concepts	17,000	Ambience Health	7,692
Las Colinas Medical	5,922	Forterra Holdings	5,565
Allied Integrated	5,031	Invited Clubs	4,284
Spirit AeroSystems	4,203	Vistra Energy	4,000
Odyssey Healthcare	4,000	CHRISTUS Health	2,800



Irving's Las Colinas district anchors a daytime population of more than 195,000 within three miles — a workforce density that drives consistent demand for medical, professional, and educational services.

EXCLUSIVELY LISTED BY

Let's discuss *4961 O'Connor.*

For tours, additional financials, or to discuss more, please reach out to the listing team at NAI Robert Lynn.

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