



NOW AVAILABLE FOR LEASE

PLAZA ONE61

Las Colinas · Irving, Texas

7301 N. STATE HWY 161 · IRVING, TX 75039

195K

TOTAL SF

4

STORIES

6:1K

PARKING RATIO

2023

RENOVATED



AERIAL · HWY 161 FRONTAGE



CONFERENCE & TRAINING CENTER



GRAB & GO CAFÉ ONE61

BUILDING HIGHLIGHTS

- **Tenant Lounge + Grab & Go Café**
Custom coffee, snacks & charging stations
- **Conference & Training Center — 1st Floor**
50-person capacity · recently upgraded
- **\$1M+ Capital Improvements**
Floors 1 (2021), 3 (2023), 4 (2024)
- **Covered & Surface Parking**
6:1,000 ratio · secured · reserved available
- **Onsite Security & Management**
Card access · cameras · Mon–Sat
- **Building & Monument Signage**
Available to qualified tenants
- **Telecom: Spectrum · Verizon · Lumen**
Multiple redundant providers

LOCATION & ACCESS

12

MIN · DFW INTERNATIONAL AIRPORT

20

MIN · DALLAS LOVE FIELD AIRPORT

22

MIN · DOWNTOWN DALLAS

2

MIN · HWY 114 & I-635

1

MIN · BAYLOR SCOTT & WHITE MEDICAL

DIRECT HIGHWAY ACCESS

• HWY 161 (PGBT)

• I-635 (LBJ)

• JOHN CARPENTER FWY

25+ restaurants within 1 mile · Adjacent to MacArthur Blvd & Toyota Music Factory entertainment district · 5 hotels within 1 mile.



EXCLUSIVE LEASING AGENTS
PLAZA ONE61 · IRVING, TX

TXREPROPERTIES.COM

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AREA AMENITIES

IRVING / LAS COLINAS · MACARTHUR BLVD · TOYOTA MUSIC FACTORY DISTRICT

DISTANCE KEY

< 1 MILE

< 3 MILES

< 5 MILES

RESTAURANTS

Original Chopshop	< 1 MI
Chipotle	< 1 MI
Chick-fil-A	< 1 MI
Firehouse Subs	< 1 MI
Salata	< 1 MI
Mi Cocina	< 1 MI
Shake Shack	< 1 MI
Corner Bakery	< 1 MI
Saltgrass Steak House	< 1 MI
Whataburger	< 1 MI
Torchy's Tacos	< 1 MI
Cava	< 1 MI
Jason's Deli	< 1 MI
Buffalo Wild Wings	< 1 MI
Raising Cane's	< 1 MI
On the Border	< 1 MI
Wine Bar	< 1 MI
Steak & Shake	< 1 MI
The Ranch at Las Colinas	< 3 MI
Fuzzy's Taco Shop	< 3 MI
Five Guys	< 3 MI
Jersey Mike's	< 3 MI
In-N-Out Burger	< 3 MI
Fajita Pete's	< 3 MI
Snappy Salads	< 3 MI
Yard House	< 5 MI
Cork & Pig	< 5 MI
The Blue Fish	< 5 MI
Gloria's Latin Cuisine	< 5 MI
Tiff's Treats	< 5 MI
Zalat Pizza	< 5 MI

HOTELS

Hilton Garden Inn	< 1 MI
Residence Inn by Marriott	< 1 MI
Element Dallas Las Colinas	< 1 MI
Four Points by Sheraton	< 1 MI
NYLO Las Colinas Hotel	< 3 MI
Holiday Inn	< 3 MI
Springhill Suites by Marriott	< 3 MI
Omni Dallas	< 5 MI
Marriott Dallas	< 5 MI
The Westin Irving Convention Ctr	< 5 MI

RETAIL

Whole Foods Market	< 1 MI
Target	< 1 MI
Kroger	< 1 MI
AT&T	< 1 MI
TJ Maxx	< 1 MI
Office Depot	< 1 MI
Starbucks	< 1 MI

ENTERTAINMENT & MEDICAL

Baylor Scott & White Medical	< 1 MI
Toyota Music Factory	< 3 MI
Las Colinas Country Club	< 3 MI
Las Colinas Resort	< 3 MI
Cottonwood Valley Golf Course	< 5 MI
Bar Louie	< 5 MI
Stumpy's Hatchet House	< 5 MI



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