

**CAPSTONE**

COMMERCIAL REAL ESTATE GROUP

FOR SALE · MEDICAL OFFICE



LEASED INVESTMENT · BLUE LIGHT THERAPIES

MEDICAL OFFICE · LEASED INVESTMENT · LAS COLINAS

421 E Royal Ln, Ste 100.

A stabilized, single-tenant medical-office investment in Las Colinas' **Victory at Riverside** — a 2019-built, two-story suite leased to Blue Light Therapies, wrapped by Class-A multifamily and minutes from the Citigroup and Fluor global campuses.

SALE PRICE

Call Agent

FOR PRICING & OFFERING DETAILS

Medical Office

ASSET TYPE

2019

YEAR BUILT

±7,036 SF

SUITE 100

100% Leased

SINGLE-TENANT NNN

↓ Schedule a Private Tour

LISTING BROKER

Larry Robbins

214.766.9101

lrobbins@capstonecommercial.com

LISTING BROKER

Delara Zamani

214.697.0184

dzamani@capstonecommercial.com

CAPSTONE COMMERCIAL

972.250.5800

capstonecommercial.com

Dallas-Fort Worth, TX



Property Details

PROPERTY OVERVIEW

421 E Royal Ln, Ste 100 is a **±7,036 SF** two-story medical-office **condominium** at **Victory at Riverside**, a 2019-built project in the heart of Las Colinas. The unit is **100% leased to a single tenant, Blue Light Therapies**, on a **NNN lease running through March 2030** with contractual rent increases and a renewal option. Offered as a stabilized, passive condominium investment; the lease, plans, and financials are available to qualified buyers on request.

The property holds a hard-corner position at E Royal Ln & Riverside Dr (±17,378 VPD), walled by Class-A multifamily and steps from the Citigroup and Fluor global campuses. Immediate access to SH-114, I-635, I-35E and the President George Bush Turnpike connects tenants across all of DFW.

PROPERTY HIGHLIGHTS

- ±7,036 SF Suite 100 — sold as its own **condominium unit** (no re-plat required)
- 100% leased to a single tenant (Blue Light Therapies) on a **NNN lease**
- Term through **March 2030** with contractual rent increases & a renewal option
- 2019 construction; turnkey two-level finish-out
- Lease, plans & financials available to qualified buyers on request
- Hard-corner Las Colinas location — ±17,378 VPD on E Royal Ln
- Adjacent to the Citigroup & Fluor global corporate campuses
- Wrapped by Class-A multifamily; affluent trade area (avg HH income \$134K within 3 mi)
- Minutes to SH-114, I-635, I-35E & PGBT; DFW Airport & Love Field within ~20 min

PROPERTY SPECS

Project	Victory at Riverside
Address	421 E Royal Ln, Ste 100
City	Irving, TX 75039 · Las Colinas
Submarket	Office Ctr / West LBJ Ext
Property Type	Medical Office (Class B)
Ownership	Condominium (unit)
Year Built	2019
Suite 100	±7,036 SF
Occupancy	100% Leased · single tenant
Tenant	Blue Light Therapies
Lease Type	NNN
Lease Term	Apr 2025 – Mar 2030
Rent Increases	Contractual · 2027
Renewal Option	Yes
Sale Price	Call Agent

LOCATION & ACCESS

- Hard corner — E Royal Ln & Riverside Dr
- ±17,378 VPD on E Royal Ln
- SH-114 · I-635 · I-35E · PGBT
- Citigroup & Fluor campuses adjacent
- DFW Airport / Love Field ~20 min

Trade Area (2025)	1 Mile	3 Miles	5 Miles
Population	10,886	83,300	276,269
Households	4,748	37,698	105,355
Median HH Income	\$114,099	\$108,159	\$89,747
Avg HH Income	\$152,309	\$134,026	\$113,943
Bachelor's Degree +	74%	66%	41%

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Property Photos



RECEPTION & LOBBY



ON-SITE PLAYGROUND



SENSORY THERAPY GYM



TREATMENT / ACTIVITY ROOM



BREAK ROOM



COURTYARD & PAVILION

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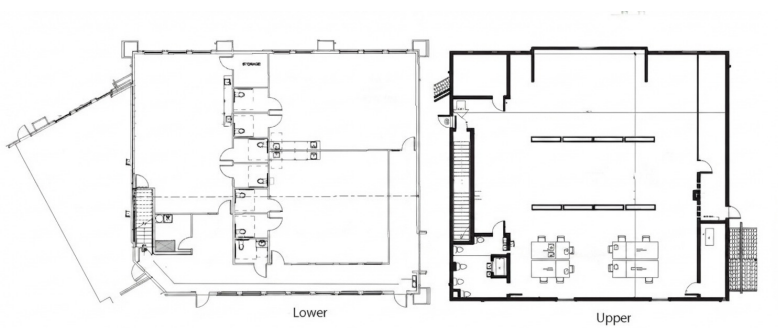
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Location · Site Plan



SUITE 100 — TWO-LEVEL FLOOR PLAN



Aerial: Esri World Imagery. Floor plan approximate; not to scale.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement.

AS AGENT FOR BOTH — INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary must treat all parties honestly and fairly and may, with the parties' written consent, appoint a different license holder associated with the broker to each party.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Broker Firm Name	License No.	Email	Phone
Capstone Commercial Real Estate Group, LLC	480574	sburris@capstonecommercial.com	(972) 250-5800
Designated Broker — Steven Burris	450870	sburris@capstonecommercial.com	(972) 250-5858
Licensed Supervisor of Sales Agent			
Sales Agent/Associate — Larry Robbins	340927	lrobbins@capstonecommercial.com	214.766.9101
Sales Agent/Associate — Delara Zamani	810561	dzamani@capstonecommercial.com	214.697.0184
Buyer / Tenant / Seller / Landlord Initials		Date	