

ROYAL RIDGE 1



HEAVY POWER AVAILABLE

- 3.1 megawatts in place
- 21.5 watts per square foot
- Dual feed power with backup generators
- Two 1,250 KW Spectrum Detroit Diesel generators with a Russ Electric transfer switch



7979 N BELT LINE ROAD, IRVING, TX 75063

BUILDING RSF
147,423 RSF

**NEW OUTDOOR KITCHEN &
AMENITY SPACE**

BUILDING SIGNAGE
AVAILABLE

**RENOVATED LOBBY, RESTROOMS,
AND LED LIGHTING**

SPACE AVAILABLE
147,423 RSF

PARKING SPACES
6/1000

MENLO EQUITIES



ROYAL RIDGE



CAMPUS MAP

BUILDING INFORMATION

- 147,423 rsf; 2 Stories
- 6/1000 Parking Spaces
- Top of Building Signage Available
- 38,000: Beltline Traffic Count/Per Day
- +/- 72,472 rsf Average Floor Plate Size
- Expansion Land Available
- Card Key Access Security System
- Easy Access to 635 and 114

NEARBY AMENITIES

- Starbucks, Chipotle, Jimmy John's, Whataburger, McAllister's Deli, McDonald's, Local Diner, Cavali Pizza, Salsa's Mexican, Zushi Wok and Grill
- Approximately 20 Hotels in the Immediate Area Including The DFW Airport Marriott, Westin, and Sheraton
- Close Proximity to DFW Airport

PUTTING GREEN AND SEATING



OUTDOOR KITCHEN WITH PING PONG



OUTDOOR SEATING AND TRELLIS



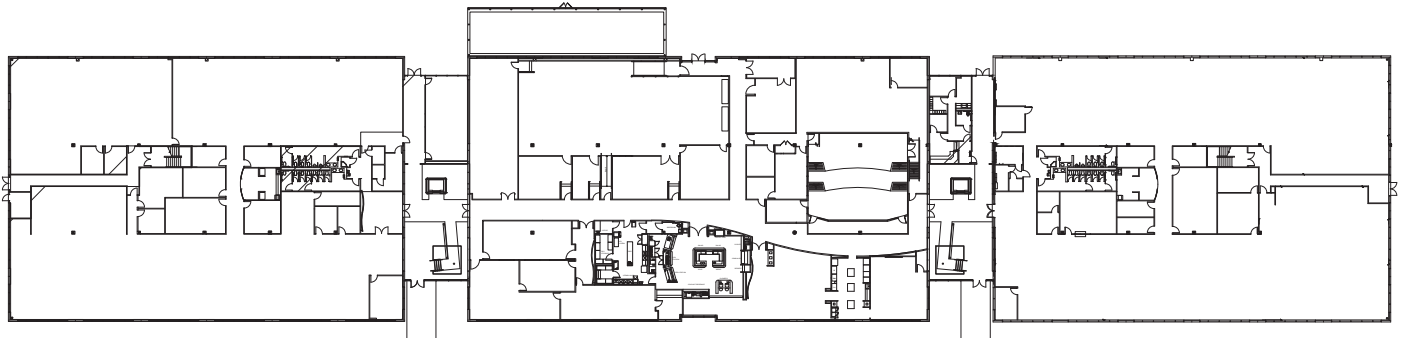
OUTDOOR KITCHEN WITH SEATING



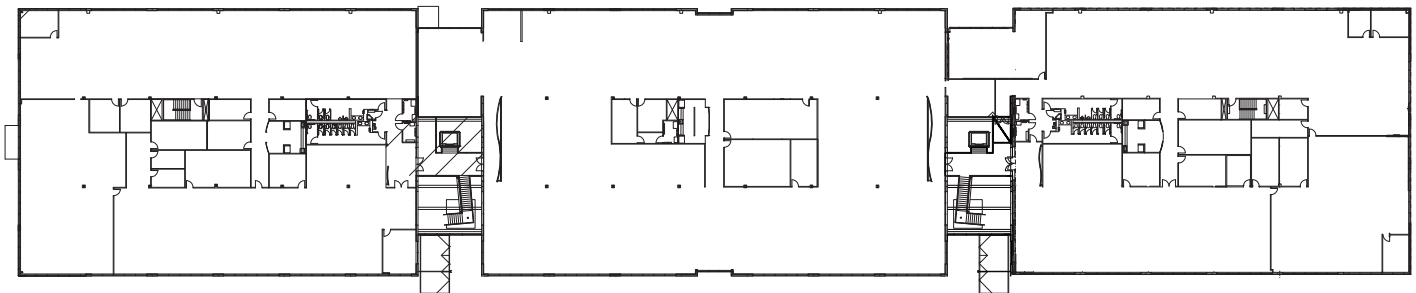
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VIRTUAL TOUR

FIRST FLOOR - 71,384 RSF



SECOND FLOOR - 76,039 RSF



FOR LEASING INFORMATION:

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