

FLEX FOR LEASE
EXPLORE THE OPPORTUNITY TO POSITION YOUR BUSINESS IN ONE OF IRVING’S PREMIER OFFICE/FLEX SPACES
LAS COLINAS DISTRIBUTION CENTER 4 - SUITE 3246
3242-3250 N SKYWAY CIRCLE IRVING, TX



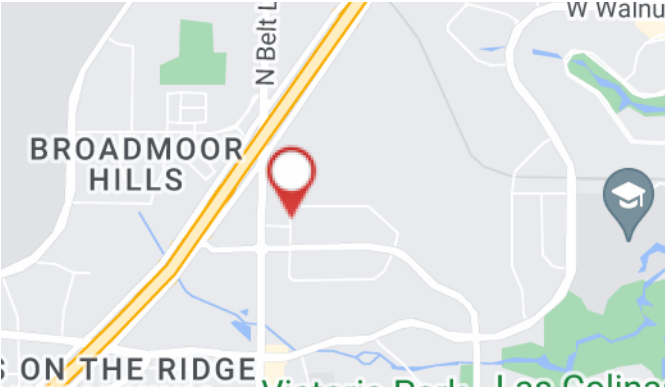
OFFICE

22,154 TOTAL SF
2,338 SQFT AVAILABLE
4.02 TOTAL AC
CALL FOR RATE

HIGHLIGHTS

100% AIR-CONDITIONED SPACE HVAC

LOCATION



DESCRIPTION

LAS COLINAS DISTRIBUTION CENTER 4 – OFFICE/FLEX SPACE AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS:

- SUITE 3246 - 2,338 SF
- 100% AIR-CONDITIONED SPACE
- IMMEDIATE AVAILABILITY
- AMPLE PARKING
- MODERN OPEN LAYOUT: BENEFIT FROM A SPACIOUS AND ADAPTABLE OPEN LAYOUT FEATURING HIGH-END FINISHES THAT CAN BE CUSTOMIZED TO FIT YOUR BUSINESS NEEDS.
- STRATEGIC LOCATION: SITUATED IN THE PRESTIGIOUS LAS COLINAS AREA, THIS PROPERTY OFFERS A QUALITY OFFICE/FLEX ENVIRONMENT THAT IS LOCALLY OWNED AND PROFESSIONALLY MANAGED.
- TRANSPORTATION ACCESS: WITH CLOSE PROXIMITY TO DFW AIRPORT AND EASY ACCESS TO MAJOR HIGHWAYS INCLUDING SH 161, I-635, SH 114, AND SH 183, COMMUTING AND LOGISTICS ARE SIMPLIFIED.

LAS COLINAS DISTRIBUTION CENTER 4 IS LOCATED IN IRVING, TEXAS, A CENTRAL COMPONENT OF THE DALLAS/FORT WORTH METROPLEX. THIS PRIME LOCATION IS IDEAL FOR BUSINESSES LOOKING FOR A PRESTIGIOUS ADDRESS WITHIN A THRIVING COMMUNITY. THE PROXIMITY TO MAJOR TRANSPORTATION HUBS LIKE DFW AIRPORT ENHANCES LOGISTICAL OPERATIONS, MAKING IT AN EXCELLENT CHOICE FOR COMPANIES REQUIRING FREQUENT TRAVEL OR SHIPPING SERVICES.

CONTACT

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AVAILABLE SPACE	
3246	2,338 SF

