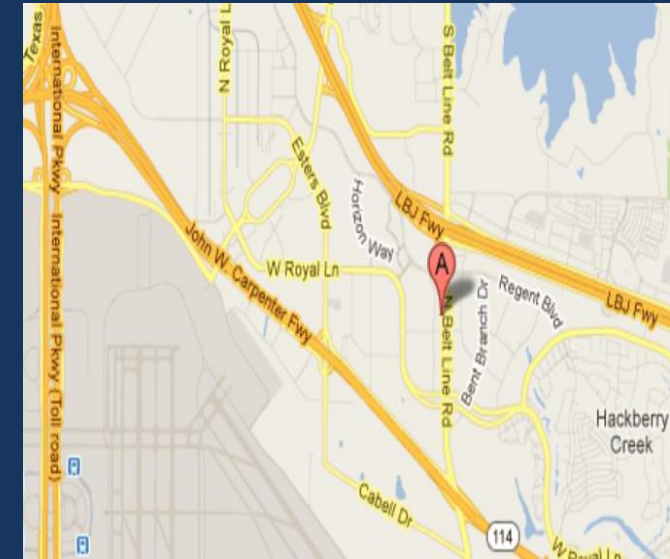


BELT LINE ROYAL RIDGE

8105 North Belt Line Road, Suite 100 • Irving, Texas 75063
For Lease • Office • Service • Flex • Warehouse



SUITE FOR LEASE PROFILE

Size	9,806 SF
Clear Height	24', 130' Truck Court
Loading	Rear: 2 Dock High
Building Amenities	100% HVAC Office & Warehouse Large Open Showroom with Glass 3 Private Offices & 3 Restrooms 1 Large Conference Room & IT Room 2 Warehouse Loading Rooms Multi-Tenant Complex & Ample Parking Professionally Landscaped & Sprinklered

LOCATION HIGHLIGHTS

- ❖ High Visibility on North Belt Line
- ❖ 1 Mile from 635-LBJ Freeway
- ❖ 2 Miles from Bush Turnpike
- ❖ Nearby Restaurant, Retail, & Hotel
- ❖ Minutes from DFW Airport

Developed & Professionally
Leased & Managed by

HAY & JONES INC.

Commercial Real Estate Services

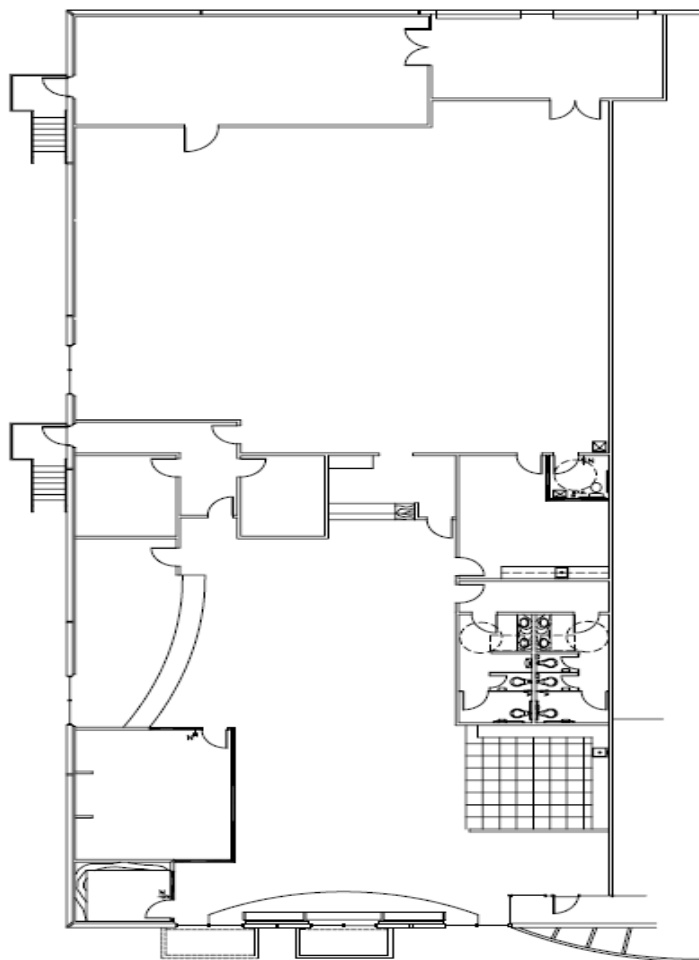
HayJones.com
972.620.8850



BELT LINE ROYAL RIDGE

8105 North Belt Line Road, Suite 100 • Irving, Texas 75063

Beltline Royal Ridge by Hay & Jones Inc. is a multi-tenant office/ flex/ warehouse industrial property strategically located on North Belt Line Road near 635-LBJ Freeway and DFW International Airport. The property is a higher office finish with above standard improvements, and is unique because it is a commercial property surrounded by restaurants, retail, and a hotel.



ROYAL RIDGE SUITE 100

Developed & Professionally
Leased & Managed by

HAY & JONES INC.

Commercial Real Estate Services

HayJones.com

972.620.8850

Randy@HayJones.com