

Prime Las Colinas Location

NEC Hwy 114 & MacArthur Blvd

Irving, Texas 75039



Highlights

- 4,811 SF Available
- Located at the SEC of Hwy 114 & MacArthur Blvd in the heart of Las Colinas
- Excellent visibility & access
- Surrounding area contains 4 championship golf courses, 3 private country clubs, a movie studio, 22.3 million sf office space, numerous multi-family residential projects, as well as many single family homes and 11 residential villages.

Demographics

	1-mile	3-mile
Population	12,349	31,848
Workplace Emp.	21,270	79,082
Med Income	\$90,437	\$90,791
Avg Income	\$109,214	\$116,275

Traffic Counts

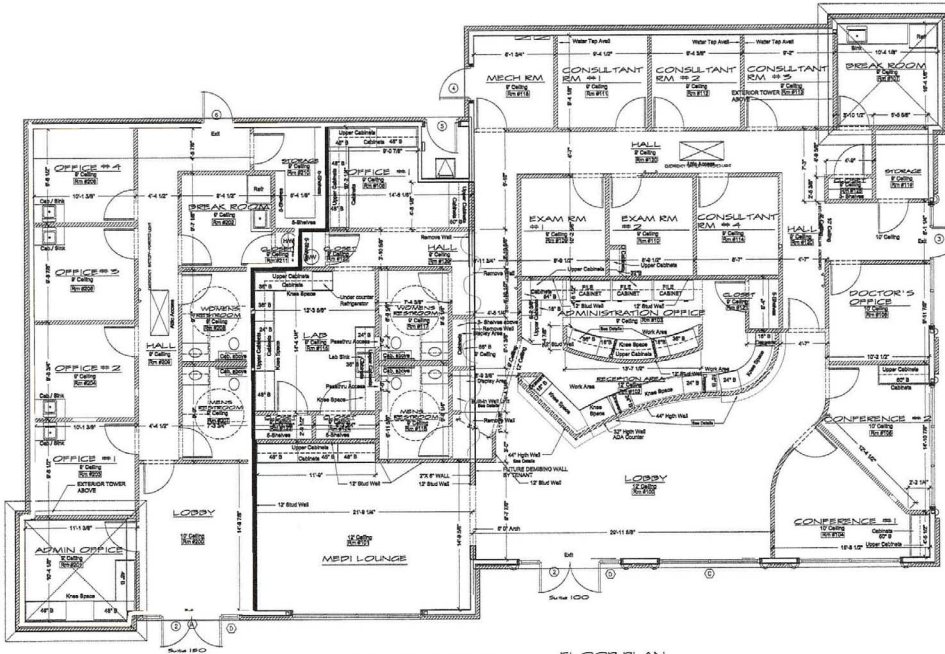
I-35: 106,000 VPD (TXDOT 2011)
MacArthur Blvd: 31,813 VPD (TXDOT 2009)



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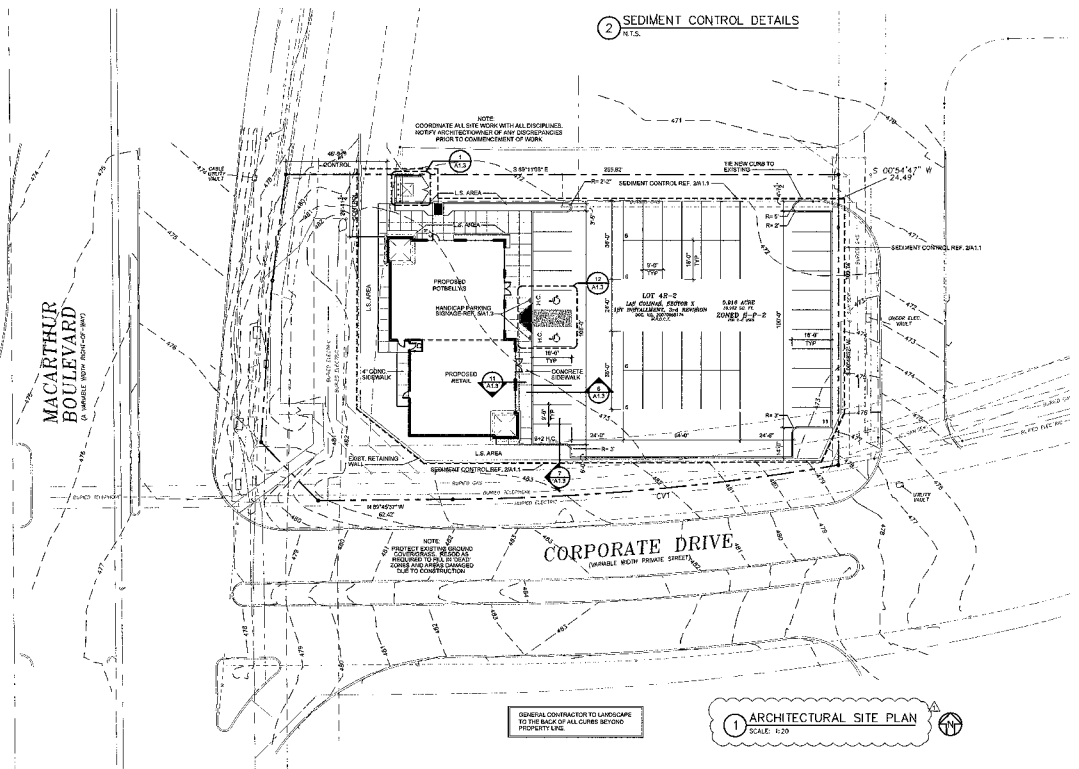
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Suite 100 - 3,538 SF
Suite 150 - 1,279 SF

FLOOR PLAN
Scale - 1/4" = 1'



2 SEDIMENT CONTROL DETAILS
N.T.S.

1 ARCHITECTURAL SITE PLAN
SCALE 1/32"



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