

COMMERCE PARK

Office and Flex Options Available Today!



Building Highlights

- Less than 5 minutes from DFW Airport and the Cypress Waters District
- Immediate access to Highway 114, 1-635 and George Bush Turnpike
- Move-in ready offices with high-end finishes starting at 700 RSF
- Flex Space available starting at 2,000 RSF



BLDG		TYPE	NRA	ADDRESS	BLDG	TYPE	NRA	ADDRESS	BLDG	TYPE	NRA	ADDRESS		
1	Flex	5,329	4823 West Royal Lane	14	Flex	5,329	4845 West Royal Lane	27	Flex	4,745	8420 Sterling Street			
2	Flex	4,745	4825 West Royal Lane	15	Flex	4,941	4829 West Royal Lane	28	Flex	4,745	8422 Sterling Street			
3	Flex	4,745	4827 West Royal Lane	16	Flex	4,941	4831 West Royal Lane	29	Flex	4,745	8424 Sterling Street			
4	Flex	4,745	8415 Sterling Street	17	Flex	4,941	4833 West Royal Lane	30	Flex	4,941	8426 Sterling Street			
5	Flex	4,941	8413 Sterling Street	18	Garden Office	7,936	8402 Sterling Street	31	Flex	4,941	8428 Sterling Street			
6	Garden Office	7,913	8411 Sterling Street	19	Flex	5,429	8404 Sterling Street	32	Flex	5,240	8430 Sterling Street			
7	Flex	4,674	8409 Sterling Street	20	Flex	4,745	8406 Sterling Street	33	Garden Office	8,869	8432 Sterling Street			
8	Flex	5,429	8407 Sterling Street	21	Flex	5,379	8408 Sterling Street							
9	Garden Office	8,341	8405 Sterling Street	22	Flex	5,379	8410 Sterling Street							
10	Flex	5,329	8403 Sterling Street	23	Flex	5,429	8414 Sterling Street							
11	Flex	5,429	8401 Sterling Street	24	Flex	4,941	8412 Sterling Street							
12	Flex	4,941	4841 West Royal Lane	25	Flex	4,745	8416 Sterling Street							
13	Flex	4,941	4843 West Royal Lane	26	Flex	4,745	8418 Sterling Street							
											TOTAL FLEX SPACE		145,425	82%
											TOTAL GARDEN OFFICE SPACE		33,624	19%
											TOTAL PORTFOLIO NRA		179,049	100%

Vacant Spaces	O/F	RSF
4831 Royal	Flex	2,469
8409 Sterling	Flex	2,146
8415 Sterling	Flex	4,745
8426 Sterling	Flex	2,182
8402 Royal	Office 203	552
8405 Sterling	Office 202	1,417
8405 Sterling	Office 204	713
8432 Sterling	Office 150	2,411
8432 Sterling	Office 201	1,200
8432 Sterling	Office 204	1,332



Kolby Dickerson, Mobile: **214-534-1599**
 Cole Moreano, Mobile: **214-995-1797**
 info@txreproperties.com
 www.txreproperties.com