



**ENTRADA**  
PARTNERS



**STERLING TECH CENTER**  
4,571- 11,106 SF AVAILABLE



**WESTWOOD III**  
2,421 SF AVAILABLE



# STERLING TECH CENTER

7801 - 7805 MESQUITE BEND | IRVING, TX

## HIGHLIGHTS

- 6:1,000 Parking Ratio
- Professional Campus Setting
- 5 Minutes from DFW Airport
- Grade Level Loading Available
- Close to Major Thoroughfares
- Direct access to I-635 & HWY 114

## 7801 MESQUITE BEND

- Suite 100: 11,106 SF  
(Divisible to 4,571 SF)  
Available 12/1/2019

## FOR MORE INFORMATION

**JEREMY KELLY**  
214.210.1360  
JKELLY@STREAMREALTY.COM

**JEFF REIN**  
817.877.1309  
JEFF.REIN@STREAMREALTY.COM



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# STERLING TECH CENTER

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**SUITE 100: 11,106 SF**



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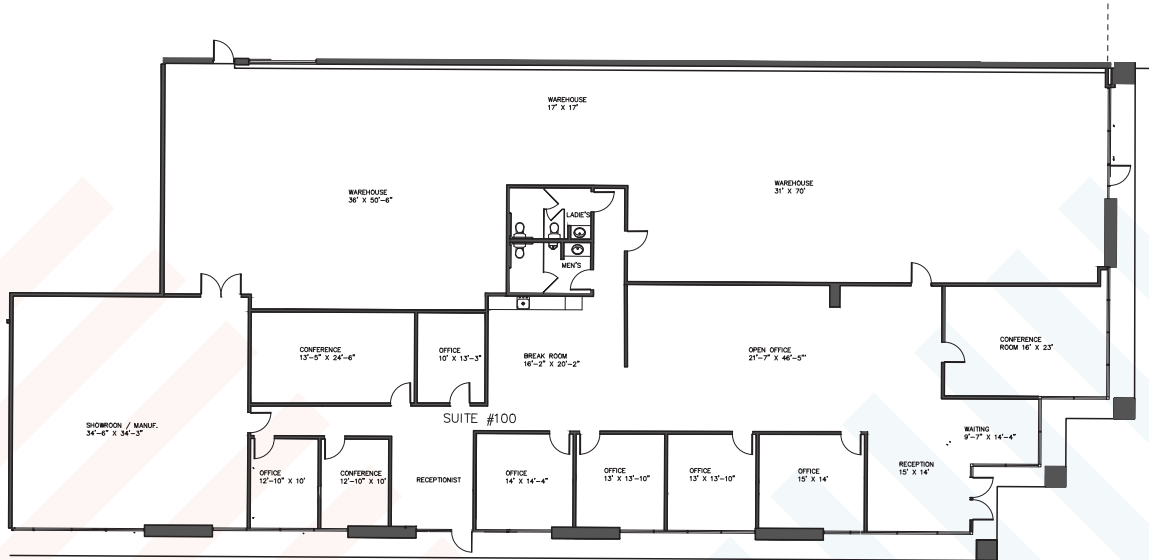


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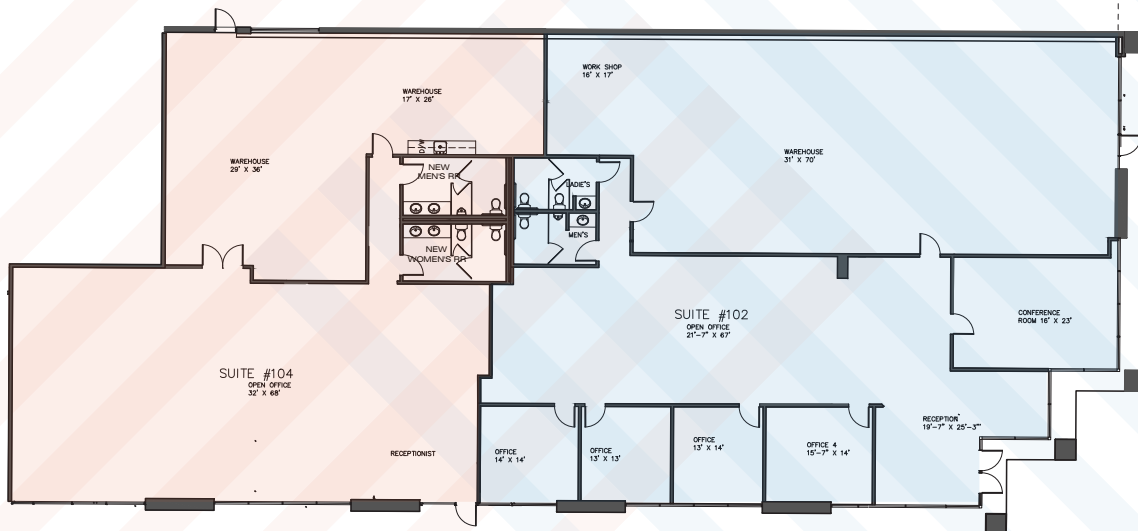
## CONCEPTUAL SUITES

### SUITE 100: 11,106 SF



### SUITE 104: 4,571 SF

### SUITE 106: 6,535 SF





**Move-in Ready Suite Available**

## WESTWOOD III

1805 ROYAL LANE | DALLAS, TX

### HIGHLIGHTS

- Professional Campus Setting
- Available Immediately
- 100% HVAC
- Close to Major Thoroughfares
- Easily Accessible from I-35E, HWY 635, & President George Bush Tollway (PGBT)

### AVAILABLE SUITES

- Suite 103: 2,421



### FOR MORE INFORMATION

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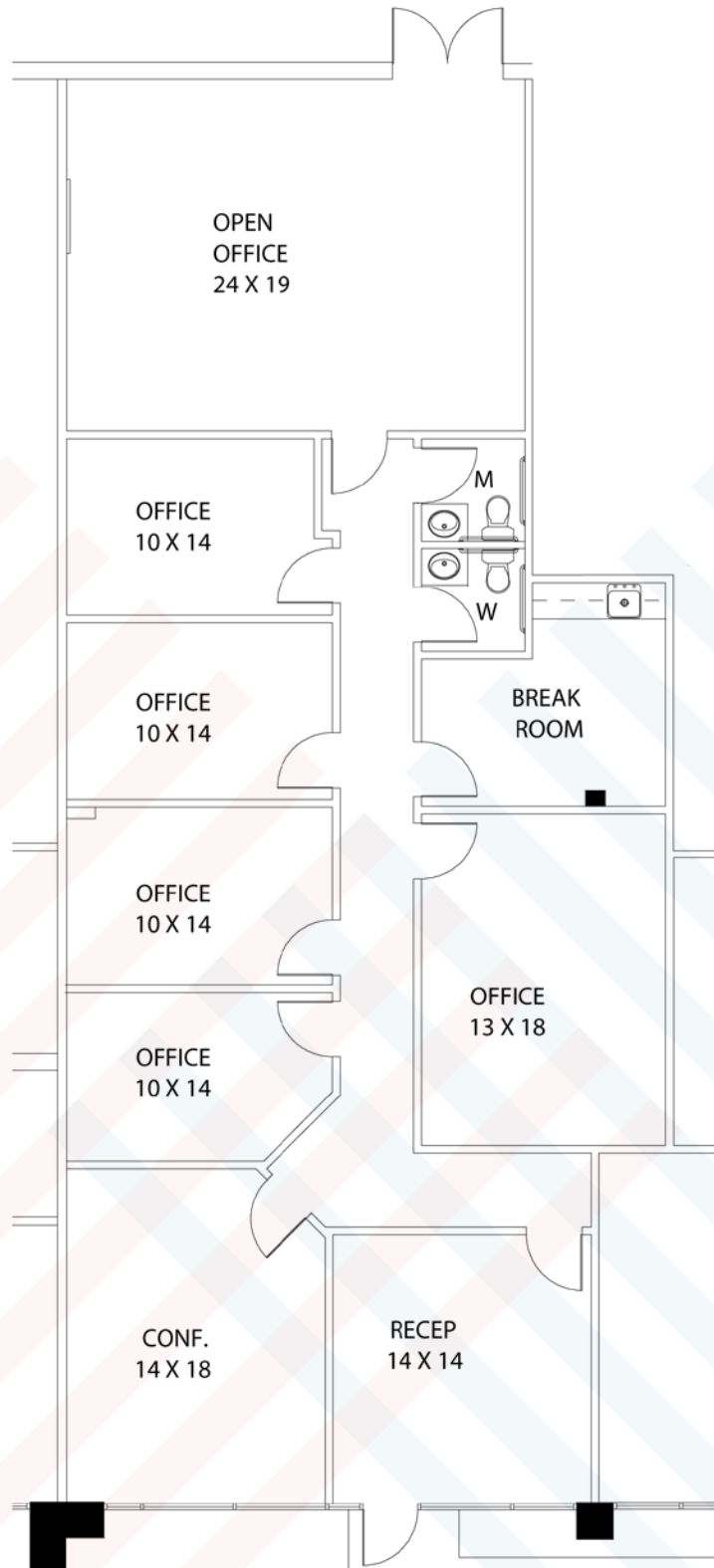
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# WESTWOOD III

1805 ROYAL LANE | DALLAS, TX

## SUITE 103: 2,421 SF



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