

# ROYAL TECH BUSINESS PARK

LAS COLINAS - IRVING, TEXAS



## OVERVIEW

Royal Tech offers 800,000 SF of office, call center, lab and warehouse space across 14 buildings in a beautiful Las Colinas location. Suites range from 1,000 to 102,000 SF and can be customized to meet your business needs - making it an ideal location for back-office environments, call centers and lab space.

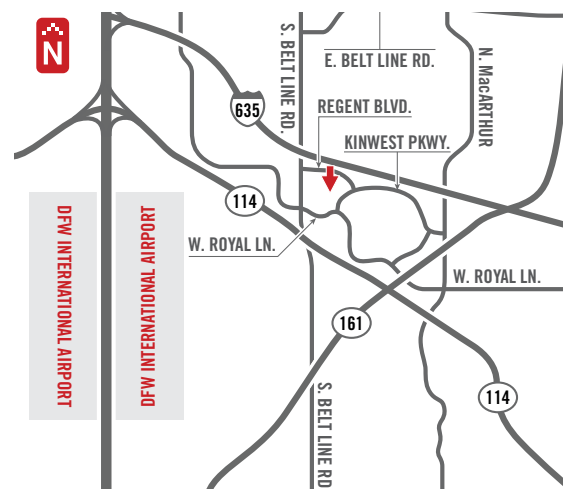
## FEATURES

- Prestigious Las Colinas location
- Multi-tenant office and office/warehouse business park
- Parking ratios of up to 10/1000
- Great visibility and building signage opportunities
- Unsurpassed location near DFW International Airport, IH-635, Hwy 114, and Hwy 161
- DART bus route service
- Security services through the Las Colinas Association

## CONTACT US

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## LOCATION MAP



OWNED AND MANAGED BY  
**PS**BUSINESSPARKS.



# PREMIER LOCATION

## IRVING & LAS COLINAS

Las Colinas is an upscale, developed area in the Dallas suburb of Irving, Texas. Due to its central location between Dallas and Fort Worth and its proximity to DFW International Airport and Love Field Airport, Las Colinas has been a viable place in the Metroplex for corporate and business relocation.

**MORE THAN 8,500  
COMPANIES**  
currently operate in Irving

**SEVEN FORTUNE 500 & FIVE  
FORTUNE 1000 COMPANIES**  
have their global headquarters in Irving

**MORE THAN 140  
INTERNATIONAL COMPANIES**  
currently operate in Irving

**MORE THAN 200  
RESTUARANTS**  
located in Las Colinas

## NEARBY AMENITIES



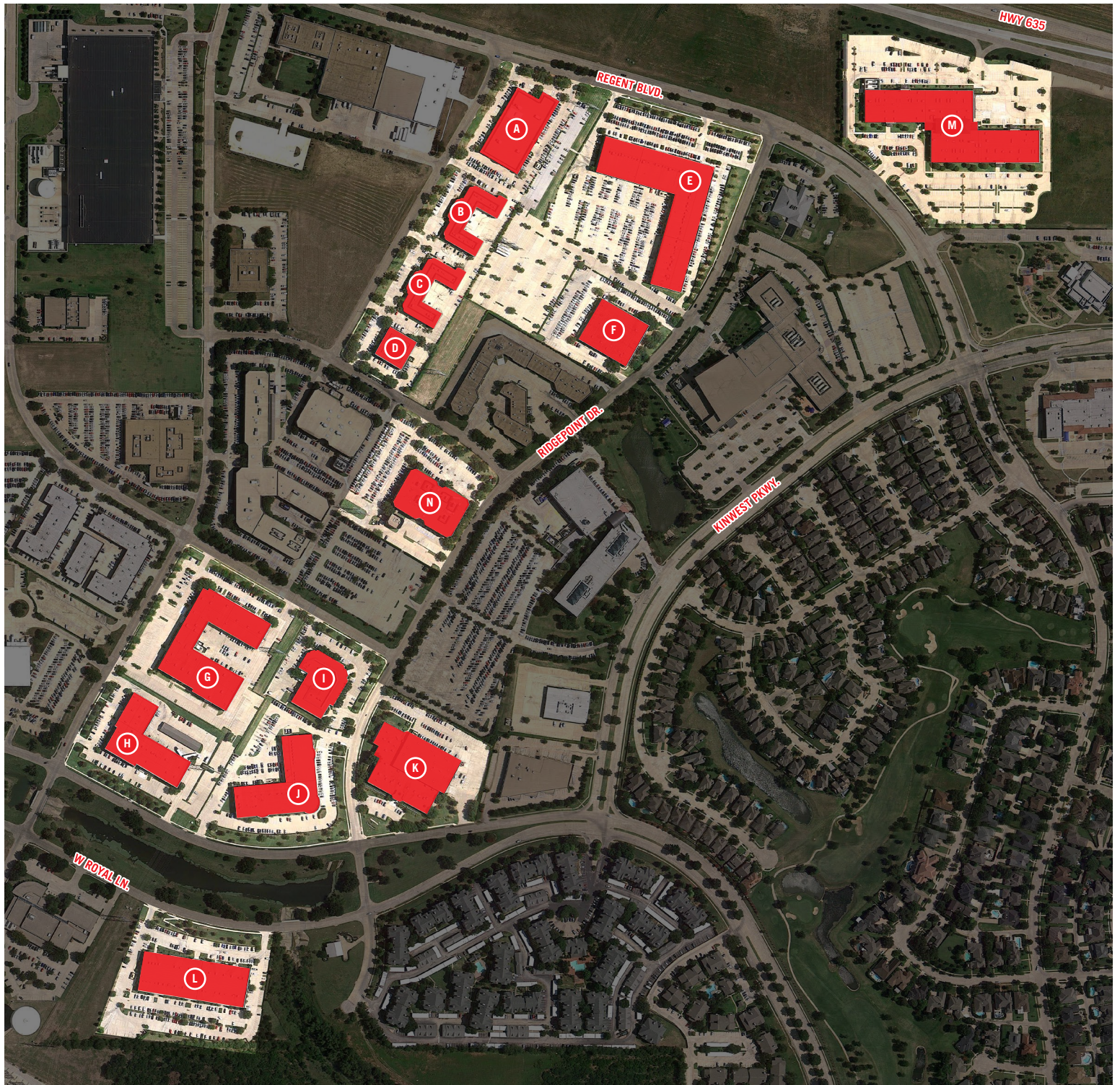


# WHY ROYAL TECH?





# PROPERTY SITE PLAN



- |                                                                     |                                                           |                                                              |
|---------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------|
| <b>A</b> Royal Tech Regent<br>3050 Regent Blvd - 43,325 SF          | <b>E</b> Royal Tech 14<br>8333 Ridgepoint Dr - 102,000 SF | <b>I</b> Royal Tech 11<br>7825 Ridgepoint Dr - 33,524 SF     |
| <b>B</b> Royal Tech Springwood II<br>8200 Springwood Dr - 28,165 SF | <b>F</b> Royal Tech 9<br>8201 Ridgepoint Dr - 36,113 SF   | <b>J</b> Royal Tech 15<br>3201 Royal Ln - 57,088 SF          |
| <b>C</b> Royal Tech Springwood I<br>8150 Springwood Dr - 28,165 SF  | <b>G</b> Royal Tech 12<br>7880 Bent Branch Dr - 82,605 SF | <b>K</b> Royal Tech 10<br>3131 Royal Ln - 69,900 SF          |
| <b>D</b> Royal Tech 7<br>8100 Springwood Dr - 22,053 SF             | <b>H</b> Royal Tech 13<br>7700 Bent Branch Dr - 48,955 SF | <b>L</b> Royal Tech 16<br>3131 Royal Ln - 60,915 SF          |
|                                                                     |                                                           | <b>M</b> Royal Tech 17<br>2975 Regent Blvd - 101,200 SF      |
|                                                                     |                                                           | <b>N</b> 8001 @ Royal Tech<br>8001 Ridgepoint Dr - 79,771 SF |