

# 100/EAST ROYAL



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## BUILDING FEATURES



150,000 SF, Class A office building



5/1,000 parking ratio



Telecom/studio space available



Training center and conference facilities with private kitchen



On-site building security



Located on the south side of Royal, just west of O'Connor with close proximity to numerous shops and restaurants, including the Urban Center and Toyota Music Factory



Great central location with access to I-635/LBJ Freeway, IH-114, and PGBT



Building situated on 13 acres with ample trees and green space



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Principal

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### CHRIS LIPSCOMB

Senior Vice President

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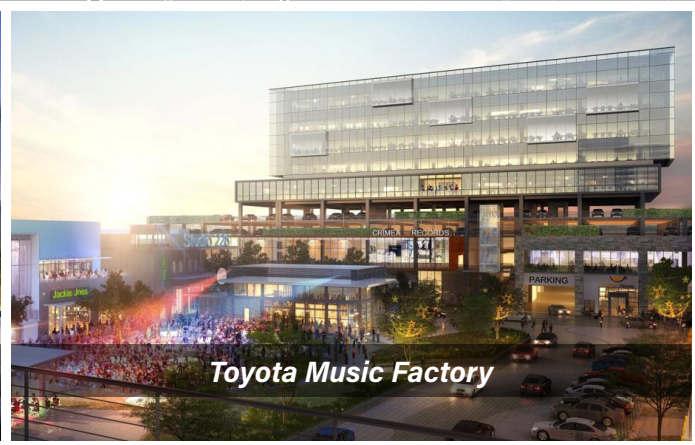
### LANEY UNDERWOOD

Analyst

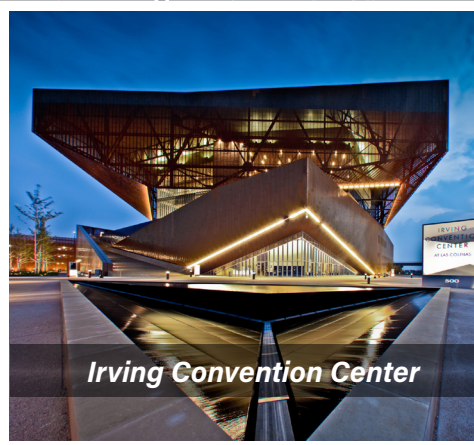
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Water Street



Toyota Music Factory



Irving Convention Center



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