



**NEWLY RENOVATED OFFICE BUILDING
BEST DEAL ALONG N. CENTRAL EXPY.**

**ROYAL CENTRAL TOWER
11300 N. CENTRAL EXPY. DALLAS, TX 75243**

OFFICE SPACE FOR LEASE

811 - 2,541 SQ. FT. AVAILABLE FOR LEASE

LEASING AT BELOW MARKET RATES!

- STE 104 | 811 SQ. FT.
- STE 310 | 2,382 SQ. FT.
- STE 508 | 2,084 SQ.FT.
- STE 601 | 2,541 SQ. FT.
- 1st FLOOR OFF./RETAIL SPACE CURRENTLY BEING RENOVATED
- SPEC SUITE w/ 4-5 PRIVATE OFF., LG. OPEN AREA, CONF. RM. & KITCHEN
- MIDSIZED, EFFICIENT TRADITIONAL OFFICE w/ SIZEABLE OFFICES!
- TRADITIONAL OFFICE SPACE | TOP FLOOR VIEWS! | 10 PRIVATE OFFICES

4 AVAILABLE SPACES!!!

11300 NCX

PROPERTY OVERVIEW

Royal Central Tower is a 70,483 square foot, 6-story office building conveniently located off N. Central Expressway in North Dallas. The property is 93% leased and is home to an array of professional companies including Young Life, insurance agencies, attorneys, and financial service companies.

In Sept/Oct. 2023, the [Northaven Trail Bridge](#) is scheduled to be completed on the southern side of the property allowing tenants easy access to the walking and biking trail system throughout Dallas.

BUILDING FEATURES

- Modern, Creative, and Traditional Office Spaces For Lease
- **OFFICE: \$18.50/Sq.Ft. + Elec.**
- **RETAIL: \$20.50/Sq.Ft. + Elec.**
- **Elec: \$2.00/Sq.Ft./Yr.**
- Diverse Range of Available Spaces
- Move-In Ready Spaces
- SPEC SPACES AVAILABLE NOW
- Flexible Lease Terms
- On-Site Management and Leasing
- Roof replaced in 2020
- HVACs replaced in 2020
- Corridors remodeled in 2020
- All exterior glass and curtain wall replaced in 2021
- Additional parking added and landscaping upgraded in 2021
- Local Ownership
- Business Fiber High Speed Internet
- Custom Finish-Out Available
- Plenty of On-site Parking (Parking Ratio of 3.5 per 1,000 sq. ft.)
- Covered Parking Available for \$30/mo. per space



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For inquiries contact Asa Reilly
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