

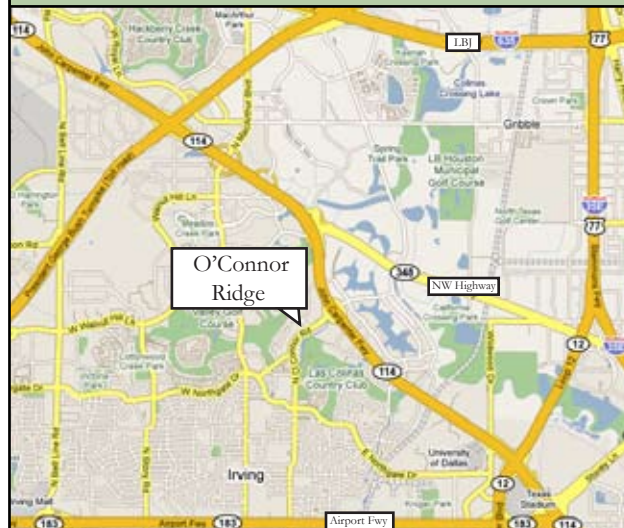


Available For Lease

O'Connor Ridge

O'Connor Ridge

4835 N. O'Connor
Irving, Texas 75062



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Rental Rates

- ◆ \$22.50 1st Floor + NNN's
- ◆ 17.50 2nd Floor + NNN's

NNN Expenses

- ◆ Est. \$9.20 psf

Traffic Counts

- ◆ O'Connor 24,550 CPD

Demographics

	1 Mile	3 Mile	5 Mile
◆ Population	6,064	83,506	228,658
◆ Median Age	38	30.9	29.6
◆ Median HH Income	\$104,951	\$63,943	\$59,783

O'Connor Ridge in Las Colinas is surrounded by a high-density multi family market and sits close to a large daytime office. The Shopping center is just west of state Highway 114 on O'Connor Blvd. Anchored by Le' Peep restaurant and Las Colinas Pharmacy.

Available Space

- ◆ 3,641 sf ~ Office Space
- ◆ 1,880 sf ~ Retail End Cap
- ◆ 807 sf ~ Office Space
- ◆ 1,850 sf ~ Retail Space

Finish Out Allowance

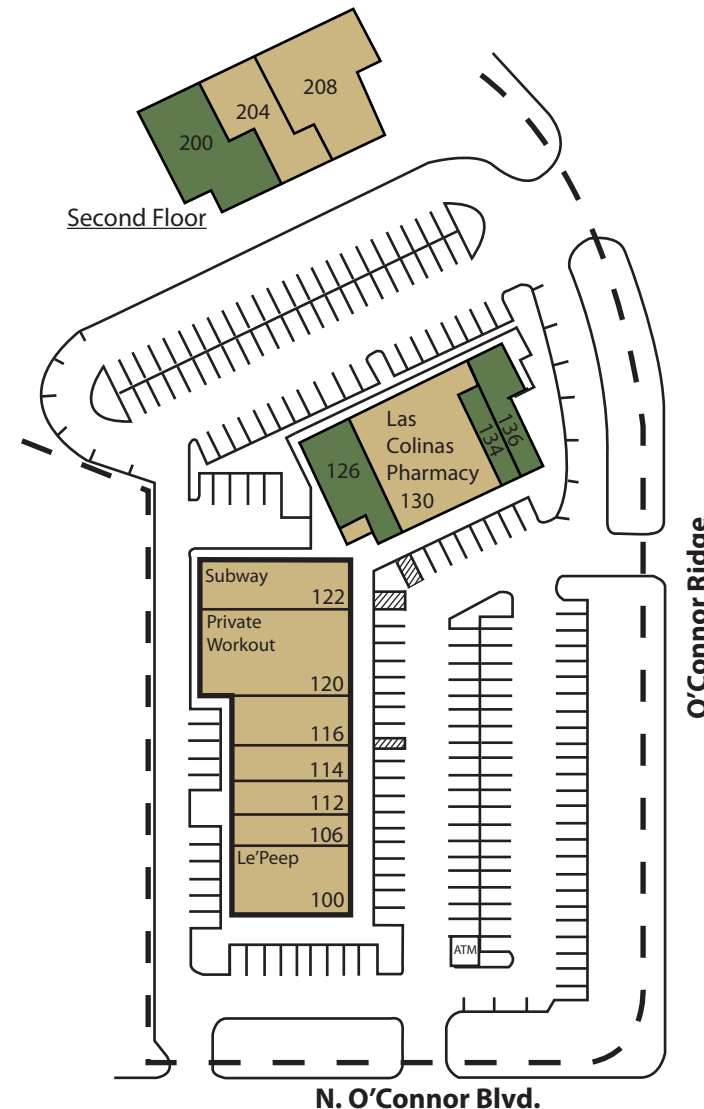
- ◆ Negotiable



Available For Lease

O'Connor Ridge

O'Connor Ridge Site Plan



Tenant Roster

Suite Tenant

Suite	Tenant
100	Le'Peep
106	Piman Bistro
112	Urban Cleaners
114	Los Colinas Grill
116	Wane Salon
120	Private Workout
122	Subway
126	Available~1,850sf
130	Las Colinas Pharmacy
132	Available ~1,200sf
136	Available ~ 1,487sf
200	Available ~ 3,641sf
206	State Farm
208	Mexico Transfers
ATM	Wells Fargo



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