

# FOR LEASE

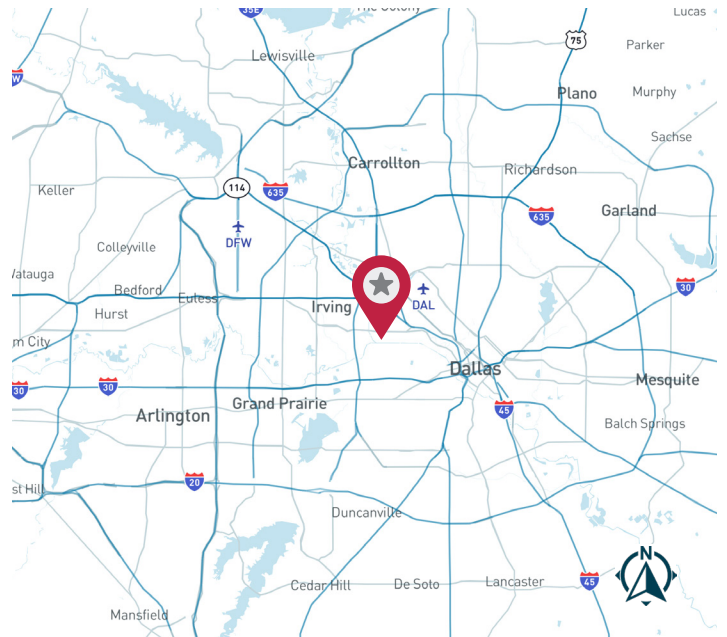
**4639 Irving Blvd, Suite 310 | Dallas, TX 75247**



REGAL BUSINESS CENTER  
**±3,660 SF**

## AVAILABILITY HIGHLIGHTS

- 930 SF of Office Space with HVAC
- 14' Clear Height
- 1 Semi-Dock Level Door
- 3-Phase Power
- Available August 1, 2026
- Contact Broker for lease rate/\$3.17  
OPEX/psf

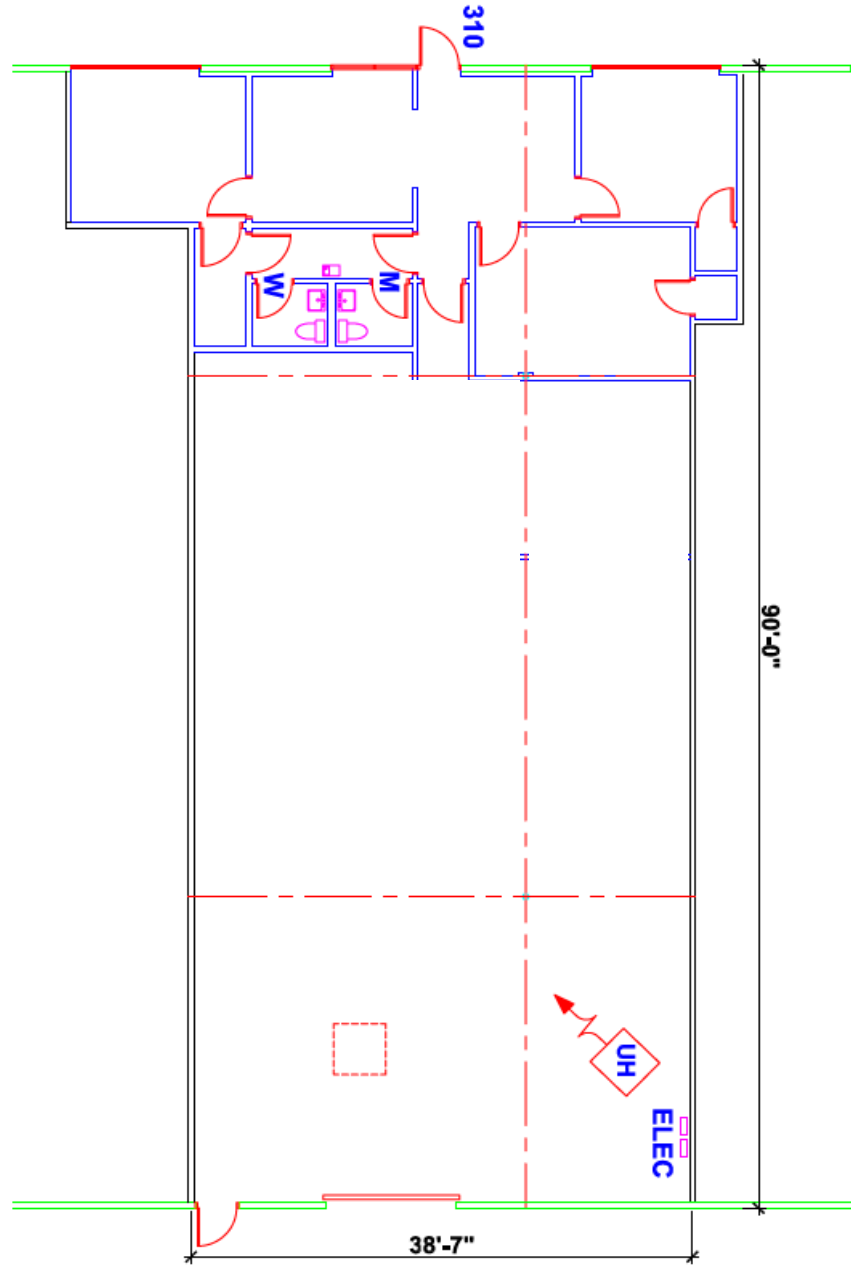


FOR MORE INFORMATION:

**Phil Rosenfeld**  
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
leedallas.com

SITE PLAN



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