

# \$28 - 8500 Olympus Boulevard 102 & 103, Irving

MLS® #20800923

**\$28**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0.86 Acres

Market Place Shopping Center 2, Irving, TX

Brand New Las Colinas Medical Office use in incredible convenient location just seconds from I-635 under construction with estimated white box delivery date of Spring 2025. Approximately 4900-5000 sq ft between 2 units can be demised to approximately 2400-2500 sq ft per unit. Take one or both. \$30 per sq ft plus NNN TBD. Medical or office uses excluding primary care physician or primary care practice. Tenant to independently verify zoning and use restrictions, parking, measurements, and square footage. Property currently under construction therefore all measurements are estimates. Neither Landlord nor Listing Broker make any declarations, representations, or warranties as to accuracy of information contained herein. CALL for details.

Built in 2024

## Essential Information

|            |                  |
|------------|------------------|
| MLS® #     | 20800923         |
| Price      | \$28             |
| Bathrooms  | 0.00             |
| Acres      | 0.86             |
| Year Built | 2024             |
| Type       | Commercial Lease |
| Sub-Type   | Office           |
| Status     | Active           |

## Community Information



|             |                                  |
|-------------|----------------------------------|
| Address     | 8500 Olympus Boulevard 102 & 103 |
| Subdivision | Market Place Shopping Center 2   |
| City        | Irving                           |
| County      | Dallas                           |
| State       | TX                               |
| Zip Code    | 75063                            |

### **Amenities**

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Utilities | Cable Available, City Sewer, City Water, Electricity Available |
| Garages   | Common, On Site, Open, Parking Lot, Unassigned                 |

### **Interior**

|              |                   |
|--------------|-------------------|
| Heating      | Central, Electric |
| # of Stories | 1                 |
| Stories      | 1                 |

### **Exterior**

|                 |                      |
|-----------------|----------------------|
| Lot Description | Corner Lot           |
| Roof            | Composition          |
| Construction    | Stone Veneer, Stucco |
| Foundation      | Slab                 |

### **Additional Information**

|        |                                         |
|--------|-----------------------------------------|
| Zoning | Medical Office. Tenant to verify Zoning |
|--------|-----------------------------------------|

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Agent  | Dustin Mayfield               |
| Listing Office | TriTex Commercial Real Estate |

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Listing information last updated on November 21st, 2025 at 2:00am CST